

City of Edwardsville, Kansas



K-32 Neighborhood Revitalization Program

January 10, 2012 – December 31, 2021

Edwardsville City Hall
690 S 4th St
P O Box 13738
Edwardsville, Ks 66113
(913) 441-3707
Fax (913) 441-3805

City of Edwardsville, Kansas
K-32 Neighborhood Revitalization Plan

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Introduction and Overview

This plan is required by state statute (K.S.A. 12-17,117) in order to create an incremental tax rebate program that will encourage improvements and reinvestment within the *Neighborhood Revitalization Area*. The purpose of the *Neighborhood Revitalization Plan* is to improve the overall appearance of the community, encourage reinvestment, enhance property values, and to better the quality of life for the residents of Edwardsville. Property owners within this district that make improvements to their residential or commercial property will be eligible to receive rebates on their property taxes from the City of Edwardsville, Wyandotte County, USD#204, and Kansas City Community College.

Kansas state law provides that any “increment in property taxes resulting from eligible new improvements by a taxpayer to property in a *Neighborhood Revitalization Area* may be credited to a fund for the purpose of paying the costs of administration and returning all or a part of the increment to the taxpayer in the form of a rebate”. The governing body has authorized the County to create a Neighborhood Revitalization Fund pursuant to K.S.A. 12-17, 118, whereby the property tax rebates derived from increment improvements to properties are put into this fund by the County and then subsequently sent, upon verification, to eligible property owners within the City’s *Neighborhood Revitalization Area*.

The governing body of the City of Edwardsville, Kansas has determined that the *Neighborhood Revitalization Area* as hereinafter defined is an area that meets one or more of the conditions described in K.S.A 12-17, 115 and has determined that the rehabilitation, conservation and redevelopment of said area is necessary to protect the public health, safety and welfare of the residents in the *Neighborhood Revitalization Area* and the city as a whole.

FORMAL PLAN DESCRIPTION

Part 1:

Legal Description of Neighborhood Revitalization Area

Please see Appendix A.

Part 2:

Assessed Valuation of Real Property

The Assessed Valuations for the City of Edwardsville as reported by the Wyandotte County Geospatial Services Office as of November 3, 2011 are as follows:

\$3,072,360

Part 3:

Listing of Owners of Record in Area

Please see Appendix B.

Part 4:

Zoning Classification and Land Use Map

Please see Appendix C.

Part 5:

Capital Improvements Planned for Area

The City of Edwardsville is committed to maintaining and improving the existing infrastructure within the *Neighborhood Revitalization Area*. This includes maintaining and improving water lines, sewer lines, roads and streets. The City will continue to enforce building codes within the *Neighborhood Revitalization Area*.

Part 6:

Property Eligible for a Tax Rebate

The following criteria are used by the City to determine which properties are eligible to receive property tax rebates under the Neighborhood Revitalization Program:

1. The property must be located within the Neighborhood Revitalization Area, must be zoned commercial or residential and must meet the minimum investment threshold defined in Part 10.
2. All property improvements and construction must conform to all City of Edwardsville building, zoning, and city codes for the entire period of time the property is receiving tax rebates under this program.
3. Any properties that are delinquent in the payment of any ad valorem property tax assessment shall not be eligible for the program. Properties found to be

delinquent shall no longer be eligible in that year or any succeeding year of the tax rebate program.

4. The establishment of property tax rebates under this program is subject to the adoption and approval of the Neighborhood Revitalization Program by the Edwardsville City Council, Wyandotte County, Kansas City, Kansas Community College, and USD #204.
5. If a transfer of property occurs during the period that the property is participating in the program, the new owner of that property shall receive the tax rebate during the remaining period of time that such a property is eligible under the program.
6. Improvements to existing or construction of new residential accessory structures such as garages, gazebos, storage buildings, workshops, swimming pools, etc. shall not be eligible.

Part 7:

Criteria for Determination of Eligibility

1. Property improvements must have commenced on or after January 10, 2012, date of implementation of this program, and before December 31, 2021, date of termination of this program.
2. An application for rebate must be filed within 60 days of the issuance of a building permit.
3. The minimum investment for an improvement shall be \$5,000 for existing single-family residential property and \$25,000 for existing commercial property.
4. The minimum investment for new single-family residential property is \$50,000 and \$250,000 for commercial property.
5. Properties eligible and approved under this plan for rebates shall waive any rights to any other tax incentives reducing the property taxes on improvements, under any other adopted program pursuant to statutory or constitutional authority. Only one approved rebate application shall be allowed at any one time for any property.
6. Property shall only be eligible for a rebate upon substantial completion of the improvements described in the application.

Part 8:

Contents of Application of Tax Rebate

The following are required for Part 1.

1. Owner of Record
2. Owners Mailing Address/Phone Number
3. Address of Property
4. Parcel ID Number
5. Legal Description of Property
6. Proposed Improvements
7. Existing Use of Property
8. Proposed Use of Property
9. Estimated Date of Completion
10. Estimated Cost of Improvements
11. Applicant Signature/Date

The following are required for Part 2.

1. Parcel Identification Number
2. Building Permit Number
3. Estimated Date of Completion

The following are required for Part 3.

1. Parcel Identification Number
2. Notification of Project Status as of January 1st
3. Date of Project Completion

Part 9:

Procedure for Submission of an Application

Prior to filling out the application for a tax rebate, you will need to do the following.

1. Obtain an application from the City Clerk, located at Edwardsville City Hall, 640 South 4th street, Edwardsville, KS 66113.
2. Prior to the commencement of construction of any improvement or new construction for which a tax rebate will be requested, the applicant-owner will complete the application. Requests must be received and approved before the commencement of construction.
3. The City of Edwardsville will notify by letter to the applicant within fifteen (15) working days, indicating approval or denial of the project.
4. The City Clerk will forward a copy of Part One of the application to the County Clerk for notification and information purposes.
5. The applicant-owner will notify the City of Edwardsville of the commencement of construction by filing Part 2 of the application within ten (10) days of starting the project.
6. For any improvement that is only partially completed as of January 1st, following the commencement of construction, the owner-applicant will file Part 3 of the application with the County Appraiser indicating the status of construction as of January 1st. Part 3 will be filed on or before December 15th, preceding the commencement of the tax rebate period.
7. For any improvement that is completed on or before January 1st, following the commencement of construction, the owner-applicant will file Part 3 of the application with the County Appraiser on or before December 1st, preceding commencement of the tax rebate period, certifying the completion of construction, along with an itemized statement of costs.
8. Soon after January 1st, the County Appraiser will conduct an on-site inspection of the construction project (improvement, rehabilitation, or new) and determine the new valuation of the real estate accordingly. The valuation is then reported to the County Clerk by June 15th. The tax records will be revised.
9. Upon filing of Part 3, and the determination of the new valuation of the said real estate, the form will be filed by the City Clerk with the County Clerk and County Appraiser certifying the project is in compliance with the requirements for a tax rebate.
10. Upon payment in full of the real estate tax for the subject property for the initial and each succeeding year period extending through the specified rebate period, and within approximately thirty (30) day period following the date of tax distribution by the City of Edwardsville to the other taxing units, a tax rebate in the amount of the tax increment will be made to the owner. The tax rebate will be made by the County Treasurer of Wyandotte County through the Neighborhood Revitalization Fund established in conjunction with the other taxing units participating in an Interlocal Agreement. The five (5) percent of new taxable value is retained by the County Treasurer for administrative handling.

Part 10:

Statement Specifying Rebate Formula

Program Period

The Neighborhood Revitalization Fund and tax rebate incentive program shall expire on December 31, 2021. The program may be reviewed annually beginning in 2013 at which time the City Council will consider repeal, modifications or other changes to the plan following the procedures required by state law. All rebates are exclusive of a 5% administrative fee.

Single-Family Residential (includes duplexes)

	<u>Rehabilitation</u>	<u>New</u>
Term:	10 years	5 years
Abatement:	95%	50%
Minimum Investment:	\$5,000	\$50,000

Commercial

	<u>Rehabilitation</u>	<u>New</u>
Term:	5 years	5 years
Abatement:	50%	50%
Minimum Investment:	\$25,000	\$250,000

APPENDIX A

LEGAL DESCRIPTION OF NEIGHBORHOOD REVITALIZATION AREA

All that part of Township 11 South, Range 23 East, of the Sixth Principal Meridian in Edwardsville, Wyandotte County, Kansas, as now established, being more particularly described as follows:

Beginning at a point on the East line of Section 25, Township 11, Range 23 where it intersects the South right-of-way line of the Union Pacific Railroad

Thence westerly along the South right-of-way line of the Union Pacific Railroad to the West line of Section 25, Township 11, Range 23, said line also being the East line of Section 26, Township 11, Range 23;

Thence westerly along the South right-of-way line of the Union Pacific Railroad to the West line of Section 26, Township 11, Range 23, said line also being the East line of Section 27, Township 11, Range 23;

Thence westerly along the South right-of-way line of the Union Pacific Railroad to southern prolongation of the East line of GOLDEN BELT PARK, a subdivision of land in the City of Bonner Springs, Wyandotte County, Kansas said point being 407.40 feet more or less West of the North-South centerline of Section 27, Township 11, Range 23;

Thence Northerly to the South right-of-way line of Kansas Highway No 32;

Thence Westerly 100 feet more or less along the South right-of-way line of Kansas Highway No 32;

Thence Northerly to the South line of the abandoned Kansas City Kaw Valley & Western Railroad right-of-way;

Thence Easterly 507.40 feet more or less to the North-South center line of Section 27, Township 11, Range 23, said point being on the West boundary line of the property Lake of the Forest Club;

Thence South to the East-West center line of Section 27, Township 11, Range 23 said point being the Southwest corner of the Lake of the Forest Club;

Thence East 1532.37 feet more or less along the East-West center line of Section 27, Township 11, Range 23;

Thence South along the West property line of Lake of the Forest Club to the North right-of-way line of Kansas Highway No 32

Thence East along the North right-of-way line of Kansas Highway No 32 to a point that is 681.25 feet more or less East of the West line of the East Half (1/2) of the Southeast Quarter (1/4) of Section 27, Township 11, Range 23, said point being the East line of Lake of the Forest Club;

Thence north to the East-West center line of Section 27, Township 11, Range 23 to a point that is 681.25 feet more or less East of the West line of the East Half (1/2) of the Southeast Quarter (1/4) of Section 27, Township 11, Range 23;

Thence East along the East-West centerline of Section 27, Township 11, Range 23 to the East line of Section 27, Township 11, Range 23, said line also being the West line of Section 26, Township 11, Range 23;

Thence East along the East-West centerline of Section 26, Township 11, Range 23 to the North-South center line of Section 26, Township 11, Range 23 said line being the West line of WILLIAMSON FARMS, a subdivision of land in Edwardsville, Wyandotte County, Kansas;

Thence North along the West line of WILLIAMSON FARMS to the Northwest corner of WILLIAMSON FARMS;

Thence Southeasterly along the Northern line of WILLIAMSON FARMS to a point that is 55.77 feet more or less Southeasterly of the Northeast corner;

Thence South 317.46 feet more or less;

Thence Southeasterly and parallel with the North line of WILLIAMSON FARMS, 85.84 feet more or less to the West line of WILLIAMSON FARMS ANNEX, a subdivision of land in Edwardsville, Wyandotte County, Kansas;

Thence South to the Southwest corner of WILLIAMSON FARMS ANNEX;

Thence Southeasterly along the South line of WILLIAMSON FARMS ANNEX to the Southwest corner of SCHULP'S ADDITION, a subdivision of land in Edwardsville, Wyandotte County, Kansas;

Thence Southeasterly along the South line of SCHULP'S ADDITION to the Southeast corner of SCHULP'S ADDITION;

Thence South to a point that is 456.0 feet more or less East and 341.78 feet more or less South of the Northwest Corner of the Southeast Quarter (1/4) of Section 26, Township 11, Range 23;

Thence East to the Northwest corner of Lot 14 ORCHARD PLACE, a subdivision of land in Edwardsville, Wyandotte County, Kansas;

Thence East along the North line of Lot 14 ORCHARD PLACE to the Northeast corner of Lot 14, said point also being on the West right-of-way line of 4th Street;

Thence East to the East right-of-way line of 4th Street, said point also being the Northwest corner of Lot 7 BLOCK 11 EDWARDSVILLE a subdivision of land in Edwardsville, Wyandotte County, Kansas;

Thence North along the East right-of-way line of 4th Street to the East-West centerline of Section 26, Township 11, Range 23;

Thence East along the East-West centerline of Section 26, Township 11, Range 23 to the East line of Section 26, Township 11, Range 23, said line also being the West line of Section 25, Township 11, Range 23;

Thence South 561.0 feet more or less along the West line of Section 25, Township 11, Range 23 to the Northwest corner of ROCK RIDGE (PHASE 1) a subdivision of land in Edwardsville, Wyandotte County, Kansas;

Thence East 588.48 feet more or less along the North line of ROCK RIDGE (PHASE 1) to the Northeast Corner of ROCK RIDGE (PHASE 1);

Thence East 735.69 feet more or less to the East line of the West Half(1/2) of the Southwest Quarter (1/4) of Section 25, Township 11, Range 23;

Thence South along the East line of the West Half(1/2) of the Southwest Quarter (1/4) of Section 25, Township 11, Range 23 to a point that is 921.11 feet more or less South of the Northeast corner of the West Half(1/2) of the Southwest Quarter (1/4) of Section 25;

Thence East to a point that is 660 feet more or less West and 921.11 feet more or less South of the Northwest corner of the East Half(1/2) of the Southwest Quarter (1/4) of Section 25;

Thence North to a point that is 660 feet more or less West and 869 feet more or less South of the Northeast corner of the Southwest Quarter (1/4) of Section 25, Township 11, Range 23:

Thence East to the North-South Centerline of Section 25, Township 11, Range 23;

Thence South along the North-South Centerline of Section 25, Township 11, Range 23 to a point where the Westerly extension of the South right-of-way line of Steele Road intersects the North-South Centerline of Section 25, Township 11, Range 23;

Thence East along the extension of the South right-of-way line of Steele Road to the intersection of the West right-of-way line of 98th Street and the South right-of-way line of Steele Road;

Thence Easterly along the South right-of-way line of Steele Road to a point where the Westerly extension of the South right-of-way line of Crestwood Drive intersects with the South right-of-way line of Steele Rd;

Thence Easterly along the extension of Crestwood Drive to the intersection of the North right-of-way line of the Kansas City Kaw Valley Railroad and the South right-of-way line of Crestwood Drive, said point also being the Western corner of Lot 28 CRESTWOOD;

Thence Northeasterly along the North line of Lot 28 CRESTWOOD to the Northern corner of Lot 28 CRESTWOOD said point also being the Northwest corner of Lot 27 CRESTWOOD;

Thence East along the North line of Lots 26& 27 CRESTWOOD to the Northeast corner of Lot 26 CRESTWOOD said point also being on the West line of Lot 16 CRESTWOOD;

Thence South along the East line of Lot 16 CRESTWOOD to the Southwest corner of Lot 16 CRESTWOOD;

Thence east along the North line of Lots 12, 14, 15, & 26 CRESTWOOD to the Northeast corner of Lot 12 CRESTWOOD said point also being on the East right-of-way line of Orchard Street;

Thence continuing east along the extension of the North line of Lot 12 CRESTWOOD to the East right-of-way line of Orchard Street, said point also being on the East line of Lot 10 CRESTWOOD;

Thence Northwest along the East line of Lot 10 CRESTWOOD to the Northwest corner of Lot 10 CRESTWOOD;

Thence West along the North line of Lot 10 CRESTWOOD to the Northwest corner Lot 10 CRESTWOOD said point being on the West right-of-way line of 94th Street;

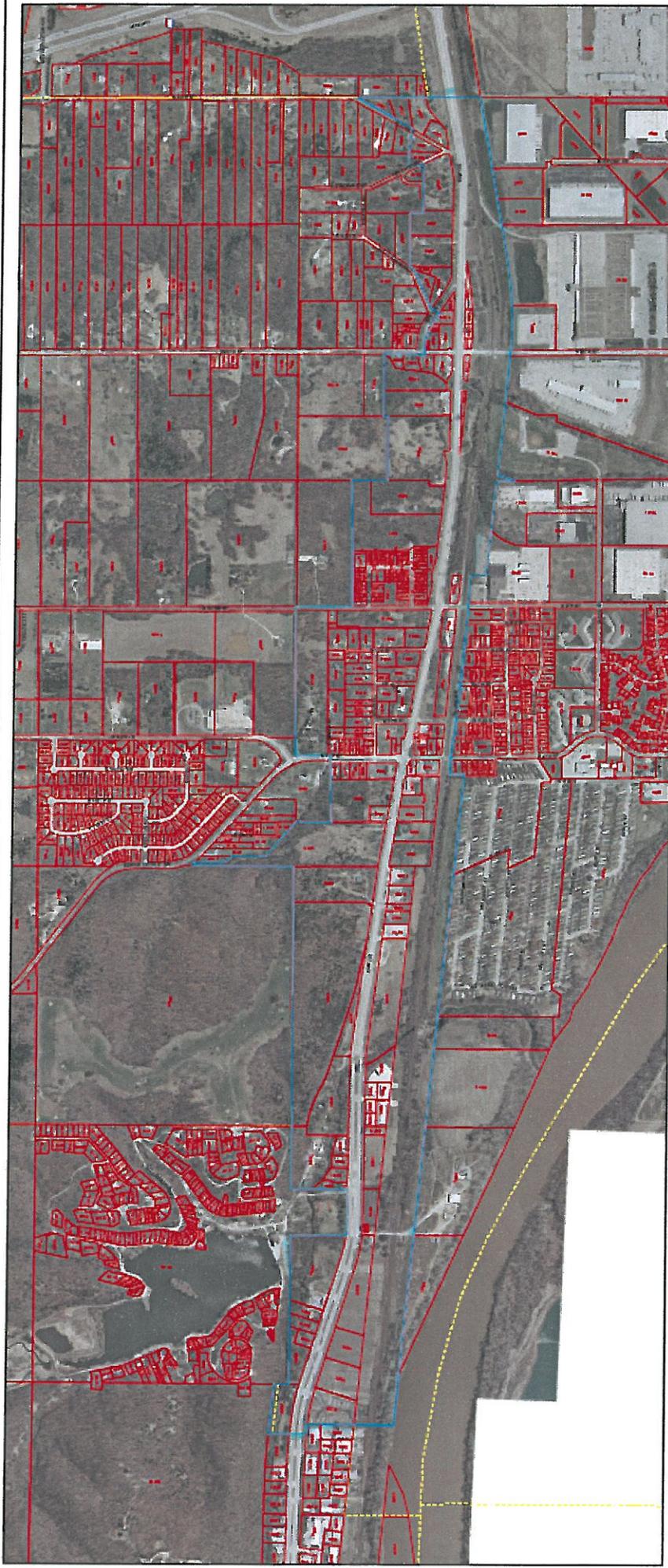
Thence continuing West along the extension of the North line of Lot 10 CRESTWOOD to the West line of TAYLOR'S SUBDIVISION, a subdivision of land in Edwardsville, Wyandotte county, Kansas;

Thence Northeast along the West line of TAYLOR'S SUBDIVISION to the East line of Section 25, Township 11, Range 23;

Thence South along the East line of Section 25, Township 11, Range 23 to the Point of Beginning.

APPENDIX A

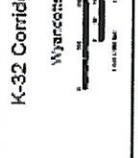
MAP OF THE NEIGHBORHOOD REVITALIZATION AREA



K-32 Corridor - Edwardsville
 Wyandotte County, Kansas

Legend:
 Blue Line: Utility
 Red Line: Property Boundary

Scale:
 1 inch = 100 feet
 1:12,500



City of Edwardsville, Kansas
 Planning Department
 1100 S. 1st Street
 Edwardsville, KS 66017
 Phone: (785) 238-1234
 Fax: (785) 238-1235
 Email: info@edwardsvilleks.com
 Website: www.edwardsvilleks.com

Map Date: 11/2011
 Map Scale: 1:12,500
 Map Projection: UTM
 Map Datum: NAD 83

Map Author: City of Edwardsville
 Map Reviewer: City of Edwardsville
 Map Date: 11/2011

APPENDIX B

**LISTING OF OWNERS OF RECORD IN
NEIGHBORHOOD REVITALIZATION AREA**

**Owners of Record
Tax Year 2011**

Owners Address	City	State	Zip Code	Land		Appraised Improvement		Total	Land	Assessed Improvement		Total
				\$		\$				\$		
16547 158TH ST	BONNER SPRINGS	KS	66012	\$ 121,860		\$ -		\$ 121,860	14,623	\$ -		\$ 14,623
7620 LEGLER ST	SHAWNEE MISSION	KS	66217	24,040		118,450		142,490	2,765	13,622		16,387
714 N 7TH ST	EDWARDSVILLE	KS	66111	24,200		20,600		44,800	2,783	2,368		5,151
1141 LAKE FOREST DR	BONNER SPRINGS	KS	66012	24,050		67,510		91,560	2,766	7,764		10,530
209 N 4TH ST	EDWARDSVILLE	KS	66111	12,550		66,700		79,250	1,443	7,671		9,114
206 N 4TH ST	EDWARDSVILLE	KS	66111	13,840		84,030		97,870	1,592	9,663		11,255
505 HIGH ST	EDWARDSVILLE	KS	66111	15,940		56,710		72,650	1,833	6,522		8,355
208 N 4TH ST	EDWARDSVILLE	KS	66111	15,920		100,670		116,590	1,831	11,577		13,408
201 SUMMIT VIEW DR	BRENTWOOD	TN	37027	55,260		653,430		708,690	13,815	163,358		177,173
PO BOX 13622	EDWARDSVILLE	KS	66113	15,960		43,210		59,170	1,835	4,969		6,804
PO BOX 13284	EDWARDSVILLE	KS	66113	53,580		376,010		429,590	13,395	94,003		107,398
2071 S 94TH ST	EDWARDSVILLE	KS	66111	21,830		32,490		54,320	2,510	3,736		6,246
10121 STEELE RD	EDWARDSVILLE	KS	66111	18,320		85,980		104,300	2,107	9,888		11,995
11800 SHAWNEE MISSION PKWY	SHAWNEE	KS	66203	15,620		-		15,620	1,874	-		1,874
2007 S 101ST TER	EDWARDSVILLE	KS	66111	18,700		82,000		100,700	2,151	9,430		11,581
PO BOX 13861	EDWARDSVILLE	KS	66113	113,090		60,010		173,100	13,005	6,901		19,906
12838 POLFER RD	KANSAS CITY	KS	66109	10,550		6,240		16,790	2,638	1,561		4,199
12838 POLFER RD	KANSAS CITY	KS	66109	17,400		54,170		71,570	4,350	13,543		17,893
PO BOX 14822	LENEXA	KS	66285	67,130		109,020		176,150	7,720	12,537		20,257
800 MINNESOTA AVE	KANSAS CITY	KS	66101	25,660		-		25,660	-	-		-
210 N 4TH ST	EDWARDSVILLE	KS	66111	16,190		107,210		123,400	1,862	12,329		14,191
403 HIGH ST	EDWARDSVILLE	KS	66111	14,120		34,870		48,990	1,624	4,010		5,634
700 HIGH ST	EDWARDSVILLE	KS	66111	15,630		98,150		113,780	1,797	11,287		13,084
1539 S 104TH TER	EDWARDSVILLE	KS	66111	51,660		131,090		182,750	5,941	15,075		21,016
PO BOX 26262	SHAWNEE MISSION	KS	66225	23,120		51,790		74,910	2,659	5,956		8,615
212 N 4TH ST	EDWARDSVILLE	KS	66111	16,300		151,700		168,000	1,875	17,446		19,321
113 W 4TH ST	TONGANOXIE	KS	66086	16,920		49,140		66,060	1,946	5,651		7,597
510 HIGH ST	EDWARDSVILLE	KS	66111	17,600		-		17,600	2,112	-		2,112
716 N 7TH ST	EDWARDSVILLE	KS	66111	15,570		79,200		94,770	1,791	9,108		10,899
26525 W 77TH ST	LENEXA	KS	66227	30,050		221,850		251,900	7,513	55,463		62,976
26525 W 77TH ST	LENEXA	KS	66227	95,870		146,830		242,700	23,968	36,708		60,676
7900 OAKLAND AVE	KANSAS CITY	KS	66112	42,590		30,320		72,910	10,648	7,580		18,228
10141 STEELE RD	EDWARDSVILLE	KS	66111	18,670		77,130		95,800	2,147	8,870		11,017
PO BOX 13247	EDWARDSVILLE	KS	66113	21,400		83,300		104,700	2,461	9,580		12,041

**Owners of Record
Tax Year 2011**

Owners Address	City	State	Zip Code	Appraised		Land	Total	Assessed Improvement	Land	Assessed Improvement	Total
				Improvement	Total						
2015 S 101ST TERR	EDWARDSVILLE	KS	66113	21,740	76,260	2,500	98,000	8,770	2,500	8,770	11,270
10140 SHEARER DR	EDWARDSVILLE	KS	66111	9,740	110,150	1,120	119,890	12,667	1,120	12,667	13,787
10138 SHEARER RD	EDWARDSVILLE	KS	66111	9,750	97,850	1,121	107,600	11,253	1,121	11,253	12,374
2117 S 98TH ST	EDWARDSVILLE	KS	66111	25,840	175,240	2,972	201,080	20,153	2,972	20,153	23,125
PO BOX 12838	KANSAS CITY	KS	66112	21,980	-	2,638	21,980	-	2,638	-	2,638
2071 S 94TH ST	EDWARDSVILLE	KS	66111	12,620	-	1,514	12,620	-	1,514	-	1,514
275 TERRACE TRL	LAKE QUIVIRA	KS	66217	59,170	-	7,100	59,170	-	7,100	-	7,100
5610 NE 63RD ST	KANSAS CITY	MO	64119	11,560	55,140	1,329	66,700	6,341	1,329	6,341	7,670
717 N 7TH ST	EDWARDSVILLE	KS	66111	31,600	107,980	3,634	139,580	12,418	3,634	12,418	16,052
26525 W 77TH ST	LENEXA	KS	66227	33,650	196,130	8,413	229,780	49,033	8,413	49,033	57,446
11050 KAW DR	EDWARDSVILLE	KS	66111	20,850	85,420	2,398	106,270	9,823	2,398	9,823	12,221
10120 W 96TH ST	OVERLAND PARK	KS	66212	22,480	77,520	2,585	100,000	8,915	2,585	8,915	11,500
10116 STEELE RD	EDWARDSVILLE	KS	66111	18,640	77,290	2,144	95,930	8,888	2,144	8,888	11,032
2020 S 101ST TER	EDWARDSVILLE	KS	66111	12,170	89,730	1,400	101,900	10,319	1,400	10,319	11,719
9609 SWARTZ RD	EDWARDSVILLE	KS	66111	6,740	-	809	6,740	-	809	-	809
10601 KAW DR	EDWARDSVILLE	KS	66111	101,640	221,220	25,410	322,860	55,305	25,410	55,305	80,715
12233 PINE VALLEY DR	KANSAS CITY	KS	66109	24,140	37,030	6,035	61,170	9,258	6,035	9,258	15,293
209 N 4TH ST	EDWARDSVILLE	KS	66111	25,010	55,020	2,876	80,030	6,327	2,876	6,327	9,203
10590 RICHLAND AVE	EDWARDSVILLE	KS	66111	21,240	85,270	2,443	106,510	9,806	2,443	9,806	12,249
1019 EDWARDSVILLE DR	EDWARDSVILLE	KS	66111	21,090	38,180	2,425	59,270	4,391	2,425	4,391	6,816
11300 KAW DR	EDWARDSVILLE	KS	66111	13,880	160,220	1,596	174,100	18,425	1,596	18,425	20,021
26525 W 77TH ST	LENEXA	KS	66227	22,530	205,500	5,633	228,030	51,375	5,633	51,375	57,008
6304 N KENSINGTON AVE	KANSAS CITY	MO	64119	375,140	-	45,017	375,140	-	45,017	-	45,017
915 SW HARRISON ST	TOPEKA	KS	66612	55,600	-	-	55,600	-	-	-	-
209 N 4TH ST	EDWARDSVILLE	KS	66111	9,130	-	1,096	9,130	-	1,096	-	1,096
10135 STEELE RD	EDWARDSVILLE	KS	66111	22,330	78,870	2,568	101,200	9,070	2,568	9,070	11,638
10133 STEELE RD	EDWARDSVILLE	KS	66111	18,710	78,390	2,152	97,100	9,015	2,152	9,015	11,167
2032 S 101ST TER	EDWARDSVILLE	KS	66111	18,580	85,400	2,137	103,980	9,821	2,137	9,821	11,958
10134 SHEARER DR	EDWARDSVILLE	KS	66111	10,470	97,930	1,204	108,400	11,262	1,204	11,262	12,466
2050 S 98TH ST	EDWARDSVILLE	KS	66111	22,910	53,240	2,635	76,150	6,123	2,635	6,123	8,758
2060 S 94TH ST	KANSAS CITY	KS	66111	28,280	88,680	3,252	116,960	10,198	3,252	10,198	13,450
PO BOX 13528	EDWARDSVILLE	KS	66113	18,800	102,630	2,162	121,430	11,802	2,162	11,802	13,964
10421 KAW DR	EDWARDSVILLE	KS	66111	52,250	356,200	13,063	408,450	89,050	13,063	89,050	102,113
20428 RACE LN	HAGERSTOWN	MD	21742	770	-	231	770	-	231	-	231

**Owners of Record
Tax Year 2011**

Owners Address	City	State	Zip Code	Appraised		Assessed		Total	
				Land	Improvement	Land	Improvement		
11300 KAW DR	EDWARDSVILLE	KS	66111	12,170	1,800	13,970	1,527	207	1,734
10618 KAW DR	EDWARDSVILLE	KS	66111	87,190	67,010	154,200	10,027	7,706	17,733
2034 S 101ST TERR	EDWARDSVILLE	KS	66111	18,420	83,680	102,100	2,118	9,623	11,741
2030 S 101 TERR	EDWARDSVILLE	KS	66111	20,420	89,770	110,190	2,348	10,324	12,672
11800 SHAWNEE MISSION PKWY	SHAWNEE	KS	66203	10,060	90,740	100,800	1,157	10,435	11,592
1004 S CLAIBORNE RD	OLATHE	KS	66062	27,940	51,500	79,440	3,213	5,923	9,136
PO BOX 12515	KANSAS CITY	KS	66112	18,600	68,000	86,600	3,395	11,530	14,925
1928 S 102ND ST	EDWARDSVILLE	KS	66111	95,260	83,510	178,770	10,955	9,604	20,559
26525 W 77TH ST	LENEXA	KS	66227	24,470	218,230	242,700	6,118	54,558	60,676
10145 STEELE RD	EDWARDSVILLE	KS	66111	21,430	79,470	100,900	2,464	9,139	11,603
10123 STEELE RD	EDWARDSVILLE	KS	66111	18,250	82,150	100,400	2,099	9,447	11,546
2023 S 101ST TER	EDWARDSVILLE	KS	66111	18,250	78,650	96,900	2,099	9,045	11,144
2011 S 101ST TER	EDWARDSVILLE	KS	66111	20,100	82,200	102,300	2,312	9,453	11,765
9826 KAW DR	EDWARDSVILLE	KS	66111	170,800	134,670	305,470	42,700	33,668	76,368
9826 KAW DR	EDWARDSVILLE	KS	66111	7,960	-	7,960	955	-	955
2071 S 94TH ST	EDWARDSVILLE	KS	66111	12,600	-	12,600	1,512	-	1,512
10339 KAW DR	EDWARDSVILLE	KS	66113	7,410	-	7,410	889	-	889
16547 158TH ST	BONNER SPRINGS	KS	66012	33,390	-	33,390	4,007	-	4,007
PO BOX 13264	EDWARDSVILLE	KS	66113	86,240	118,040	204,280	-	-	-
13128 KANSAS AVE	BONNER SPRINGS	KS	66012	24,050	93,220	117,270	2,766	10,720	13,486
603 HIGH ST	EDWARDSVILLE	KS	66111	24,010	30,990	55,000	2,761	3,564	6,325
11300 KAW DR	EDWARDSVILLE	KS	66111	6,790	70,520	77,310	983	8,184	9,167
26525 W 77TH ST	LENEXA	KS	66227	46,830	387,160	433,990	11,708	96,790	108,498
PO BOX 38	BONNER SPRINGS	KS	66012	4,770	720	5,490	-	-	-
11046 KAW DR	EDWARDSVILLE	KS	66111	23,470	101,220	124,690	2,699	11,640	14,339
PO BOX 1424	BONNER SPRINGS	KS	66012	-	-	-	-	-	-
10113 STEELE RD	EDWARDSVILLE	KS	66111	18,690	84,030	102,720	2,149	9,663	11,812
2027 S 101ST TER	EDWARDSVILLE	KS	66111	22,020	84,290	106,310	2,532	9,693	12,225
PO BOX 13015	EDWARDSVILLE	KS	66113	-	-	-	-	-	-
12838 POLFER RD	KANSAS CITY	KS	66109	23,260	214,340	237,600	5,815	53,585	59,400
9630 KAW DR	EDWARDSVILLE	KS	66111	42,620	-	42,620	5,114	-	5,114
10635 KAW DR	EDWARDSVILLE	KS	66111	27,230	9,400	36,630	6,808	2,350	9,158
10111 STEELE RD	EDWARDSVILLE	KS	66111	18,690	77,830	96,520	2,149	8,950	11,099
10150 SHEARER RD	EDWARDSVILLE	KS	66111	9,790	96,430	106,220	1,126	11,089	12,215

**Owners of Record
Tax Year 2011**

Owners Address	City	State	Zip Code	Appraised		Assessed		Total	Land	Improvement	Total
				Land	Improvement	Land	Improvement				
10144 SHEARER DR	EDWARDSVILLE	KS	66111	9,730	106,970	116,700	1,119	12,302	13,421		
PO BOX 13015	EDWARDSVILLE	KS	66113	-	-	-	-	-	-		
P O BOX 343	BONNER SPRINGS	KS	66012	117,710	321,060	438,770	13,537	36,922	50,459		
4116 FAUROT DR	COLUMBIA	MO	65203	20,950	-	20,950	2,514	-	2,514		
1900 S 102ND ST	EDWARDSVILLE	KS	66111	14,820	-	14,820	1,778	-	1,778		
1111 MAIN ST	KANSAS CITY	MO	64105	50,780	130,310	181,090	12,695	32,578	45,273		
510 HIGH ST	EDWARDSVILLE	KS	66111	24,640	74,760	99,400	2,834	8,597	11,431		
407 PACIFIC ST	EDWARDSVILLE	KS	66111	30,640	56,660	87,300	3,524	6,516	10,040		
109 S 2ND ST	LANSING	KS	66043	24,040	56,470	80,510	2,765	6,494	9,259		
11300 KAW DR	EDWARDSVILLE	KS	66111	710	-	710	213	-	213		
1566 GILPIN ST	DENVER	CO	80218	179,320	14,850	194,170	44,830	3,713	48,543		
1115 S 102ND TER	EDWARDSVILLE	KS	66111	66,370	6,310	72,680	16,593	1,579	18,172		
11038 KAW DR	EDWARDSVILLE	KS	66111	21,220	81,210	102,430	2,440	9,339	11,779		
PO BOX 13061	EDWARDSVILLE	KS	66113	145,720	83,980	229,700	16,758	9,658	26,416		
2036 S 101ST TER	EDWARDSVILLE	KS	66111	22,340	76,560	98,900	2,569	8,804	11,373		
10138 STEELE RD	EDWARDSVILLE	KS	66111	20,870	84,860	105,730	2,400	9,759	12,159		
10120 STEELE RD	KANSAS CITY	KS	66111	22,760	77,040	99,800	2,617	8,860	11,477		
14309 BALLENTINE ST	OVERLAND PARK	KS	66221	41,430	80,510	121,940	10,358	20,128	30,486		
18972 LINWOOD RD	LINWOOD	KS	66052	25,260	60,040	85,300	2,905	6,905	9,810		
PO BOX 1424	BONNER SPRINGS	KS	66012	8,360	-	8,360	1,003	-	1,003		
PO BOX 13015	EDWARDSVILLE	KS	66113	-	-	-	-	-	-		
10143 STEELE RD	EDWARDSVILLE	KS	66111	18,950	78,920	97,870	2,179	9,076	11,255		
10125 STEELE RD	EDWARDSVILLE	KS	66111	20,070	70,930	91,000	2,308	8,157	10,465		
10140 STEELE RD	EDWARDSVILLE	KS	66111	18,580	83,950	102,530	2,137	9,654	11,791		
10118 STEELE RD	EDWARDSVILLE	KS	66111	18,650	80,780	99,430	2,145	9,290	11,435		
2005 S 101ST TER	EDWARDSVILLE	KS	66111	21,310	82,090	103,400	2,451	9,440	11,891		
10142 SHEARER DR	EDWARDSVILLE	KS	66111	9,740	107,260	117,000	1,120	12,335	13,455		
16547 158TH ST	BONNER SPRINGS	KS	66012	14,130	-	14,130	1,696	-	1,696		
203 N 4TH ST	EDWARDSVILLE	KS	66111	11,710	63,170	74,880	1,347	7,265	8,612		
PO BOX 13264	EDWARDSVILLE	KS	66113	66,200	223,380	289,580	-	-	-		
10635 KAW DR	EDWARDSVILLE	KS	66111	48,220	50,250	98,470	12,055	12,563	24,618		
10119 STEELE RD	EDWARDSVILLE	KS	66111	23,520	79,400	102,920	2,705	9,131	11,836		
10114 STEELE RD	EDWARDSVILLE	KS	66111	20,250	76,650	96,900	2,329	8,815	11,144		
2009 S 101ST TER	EDWARDSVILLE	KS	66111	18,530	82,060	100,590	2,131	9,437	11,568		

**Owners of Record
Tax Year 2011**

Owners Address	City	State	Zip Code	Appraised		Assessed		Total
				Land	Improvement	Land	Improvement	
9920 KAW DR	KANSAS CITY	KS	66111	5,120	-	5,120	614	614
215 N 4TH ST	EDWARDSVILLE	KS	66111	15,070	63,500	78,570	1,733	7,303
508 HIGH ST	EDWARDSVILLE	KS	66111	16,340	75,760	92,100	1,879	8,712
601 KAW DR	EDWARDSVILLE	KS	66111	30,600	100,180	130,780	3,519	11,521
9800 LEGLER RD	LENEXA	KS	66219	51,300	114,700	166,000	12,825	28,675
208 LAKE FOREST DR	BONNER SPRINGS	KS	66012	17,350	55,980	73,330	1,995	6,438
26525 W 77TH ST	SHAWNEE	KS	66227	590	-	590	177	177
PO BOX 13015	EDWARDSVILLE	KS	66113	830	-	830	100	100
10129 STEELE RD	EDWARDSVILLE	KS	66111	20,850	78,050	98,900	2,398	8,976
2025 S 101ST TER	EDWARDSVILLE	KS	66111	18,250	90,000	108,250	2,099	10,350
10149 SHEARER DR	EDWARDSVILLE	KS	66111	25,770	88,790	114,560	2,964	10,211
24235 W 215TH ST	SPRING HILL	KS	66083	65,090	132,320	197,410	15,887	27,821
1914 S 86TH ST	KANSAS CITY	KS	66111	17,130	159,440	176,570	4,283	39,860
9664 CRESTWOOD DR	EDWARDSVILLE	KS	66111	26,250	10,940	37,190	3,019	1,258
1400 DOUGLAS ST	OMAHA	NE	68179	-	-	-	-	-
403 HIGH ST	EDWARDSVILLE	KS	66111	2,250	-	2,250	270	270
407 PACIFIC ST	EDWARDSVILLE	KS	66111	20,740	80,630	101,370	2,385	9,272
226 2ND ST	OAKLAND	CA	94607	12,410	-	12,410	1,489	1,489
11300 KAW DR	EDWARDSVILLE	KS	66111	13,070	-	13,070	1,568	1,568
11800 SHAWNEE MISSION PKWY	SHAWNEE	KS	66203	11,410	-	11,410	1,369	1,369
2021 S 101ST TER	EDWARDSVILLE	KS	66111	20,780	78,020	98,800	2,390	8,972
2017 S 101ST TER	EDWARDSVILLE	KS	66111	21,600	76,600	98,200	2,484	8,809
10136 SHEARER	EDWARDSVILLE	KS	66111	10,600	96,600	107,200	1,219	11,109
PO BOX 36321	LOS ANGELES	CA	90036	10,970	23,080	34,050	1,262	2,654
2744 RAYMOND AVE	LOS ANGELES	CA	90007	21,410	49,010	70,420	2,462	5,636
1141 LAKE FOREST DR	BONNER SPRINGS	KS	66012	10,480	53,060	63,540	1,205	6,102
1141 LAKE FOREST DR	BONNER SPRINGS	KS	66012	11,450	54,900	66,350	1,317	6,314
11346 KAW DR	EDWARDSVILLE	KS	66111	26,960	92,110	119,070	3,100	10,593
69 BEACH DR	LAKE TAPAWINGO	MO	64015	770	-	770	92	92
11014 KAW DR	EDWARDSVILLE	KS	66111	72,010	107,530	179,540	8,281	12,365
10144 STEELE RD	EDWARDSVILLE	KS	66111	25,090	80,350	105,440	2,885	9,240
17116 CANTRELL RD	LINWOOD	KS	66052	19,140	72,560	91,700	2,201	8,344
11800 SHAWNEE MISSION PKWY	SHAWNEE	KS	66203	11,130	89,770	100,900	1,280	10,324
PO BOX 13754	EDWARDSVILLE	KS	66113	20,200	62,700	82,900	2,323	7,211

Owners of Record

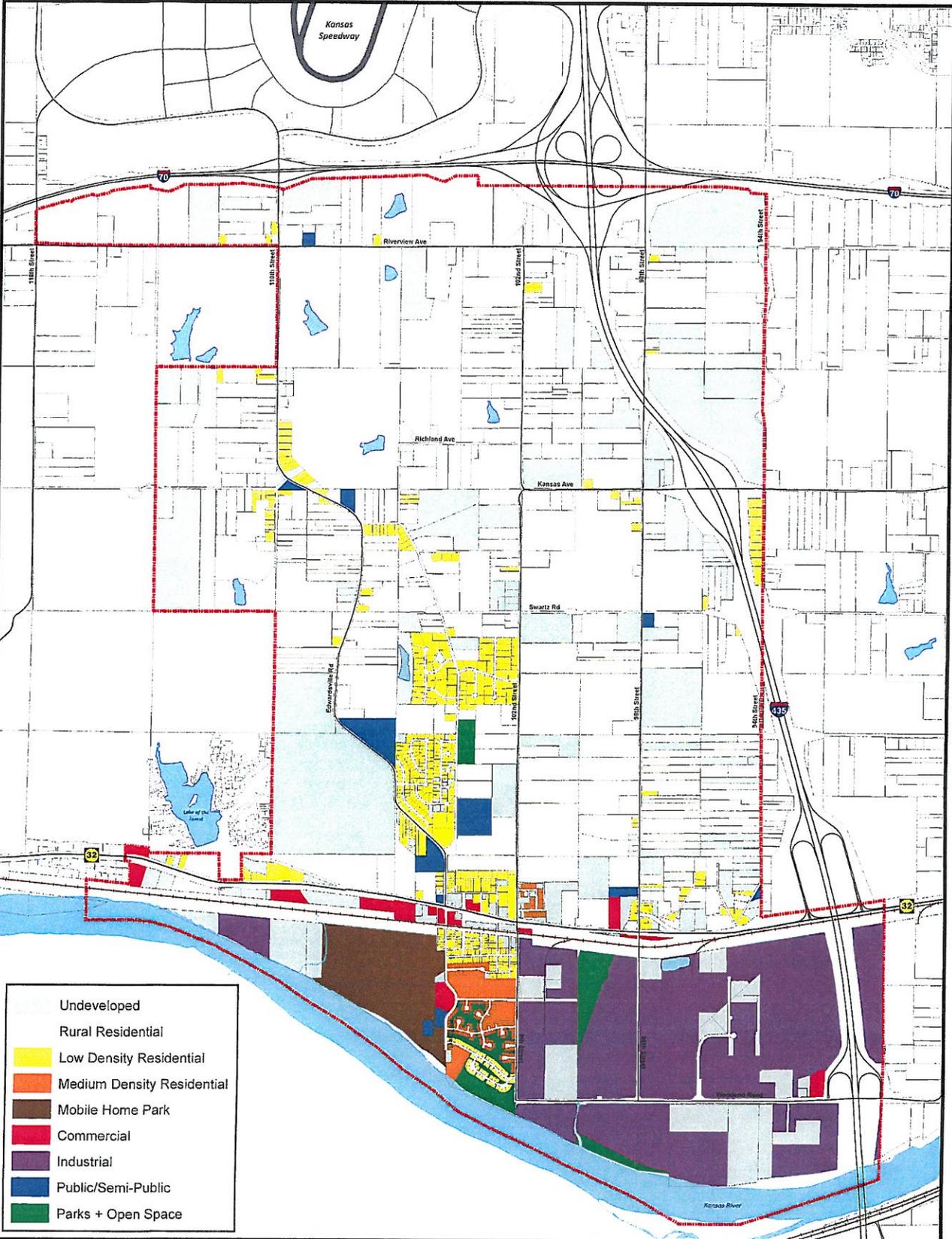
Tax Year 2011

Owners Address	City	State	Zip Code	Land	Appraised Improvement	Total	Land	Assessed Improvement	Total
13900 KREIDER RD	BONNER SPRINGS	KS	66012	11,930	-	11,930	1,432	-	1,432
2071 S 94TH ST	EDWARDSVILLE	KS	66111	24,050	95,750	119,800	2,766	11,011	13,777
PO BOX 13247	EDWARDSVILLE	KS	66111	5,860	47,670	53,530	1,465	11,918	13,383
21056 STAYYARD RD	TONGANOXIE	KS	66086	44,580	70,750	115,330	5,127	8,136	13,263
10635 KAW DR	EDWARDSVILLE	KS	66111	64,280	283,180	347,460	16,070	70,795	86,865
10600 KAW DR	EDWARDSVILLE	KS	66111	104,780	72,630	177,410	12,050	8,352	20,402
10109 STEELE RD	EDWARDSVILLE	KS	66111	20,120	80,280	100,400	2,314	9,232	11,546
11800 SHAWNEE MISSION PKWY	SHAWNEE	KS	66203	10,060	90,540	100,600	1,157	10,412	11,569
10151 SHEARER	EDWARDSVILLE	KS	66111	21,360	95,140	116,500	2,456	10,941	13,397
275 TERRACE TRL	LAKE QUIVIRA	KS	66217	45,200	48,700	93,900	5,198	5,601	10,799
710 N 7TH ST	KANSAS CITY	KS	66101	16,830	-	16,830	-	-	-
11598 OSAGE RD	OSKALOOSA	KS	66066	15,630	56,570	72,200	1,797	6,506	8,303
10339 KAW DR	EDWARDSVILLE	KS	66113	25,180	39,300	64,480	6,295	9,825	16,120
507 HIGH ST	EDWARDSVILLE	KS	66111	40,500	56,780	97,280	5,063	10,202	15,265
26525 W 77TH ST	LENEXA	KS	66227	29,900	-	29,900	3,588	-	3,588
11800 SHAWNEE MISSION PKWY	SHAWNEE	KS	66203	12,920	-	12,920	1,550	-	1,550
5600 US 75 HWY	NEODESHA	KS	66757	18,470	83,030	101,500	2,124	9,548	11,672
11800 SHAWNEE MISSION PKWY	SHAWNEE	KS	66203	12,020	-	12,020	1,442	-	1,442
10148 SHEARER RD	EDWARDSVILLE	KS	66111	9,680	96,440	106,120	1,113	11,091	12,204
11800 SHAWNEE MISSION PKWY	SHAWNEE	KS	66203	-	-	-	-	-	-
12838 POLFER RD	KANSAS CITY	KS	66109	20,810	102,770	123,580	5,203	25,693	30,896
PO BOX 13738	EDWARDSVILLE	KS	66111	1,610	-	1,610	-	-	-
1928 S 102ND ST	EDWARDSVILLE	KS	66111	-	-	-	-	-	-
1400 DOUGLAS ST	OMAHA	NE	68179	-	-	-	-	-	-

\$ 3,072,360.00

APPENDIX C

CURRENT ZONING AND LAND USE MAP

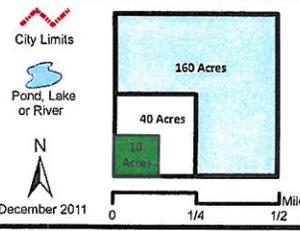


- Undeveloped
- Rural Residential
- Low Density Residential
- Medium Density Residential
- Mobile Home Park
- Commercial
- Industrial
- Public/Semi-Public
- Parks + Open Space

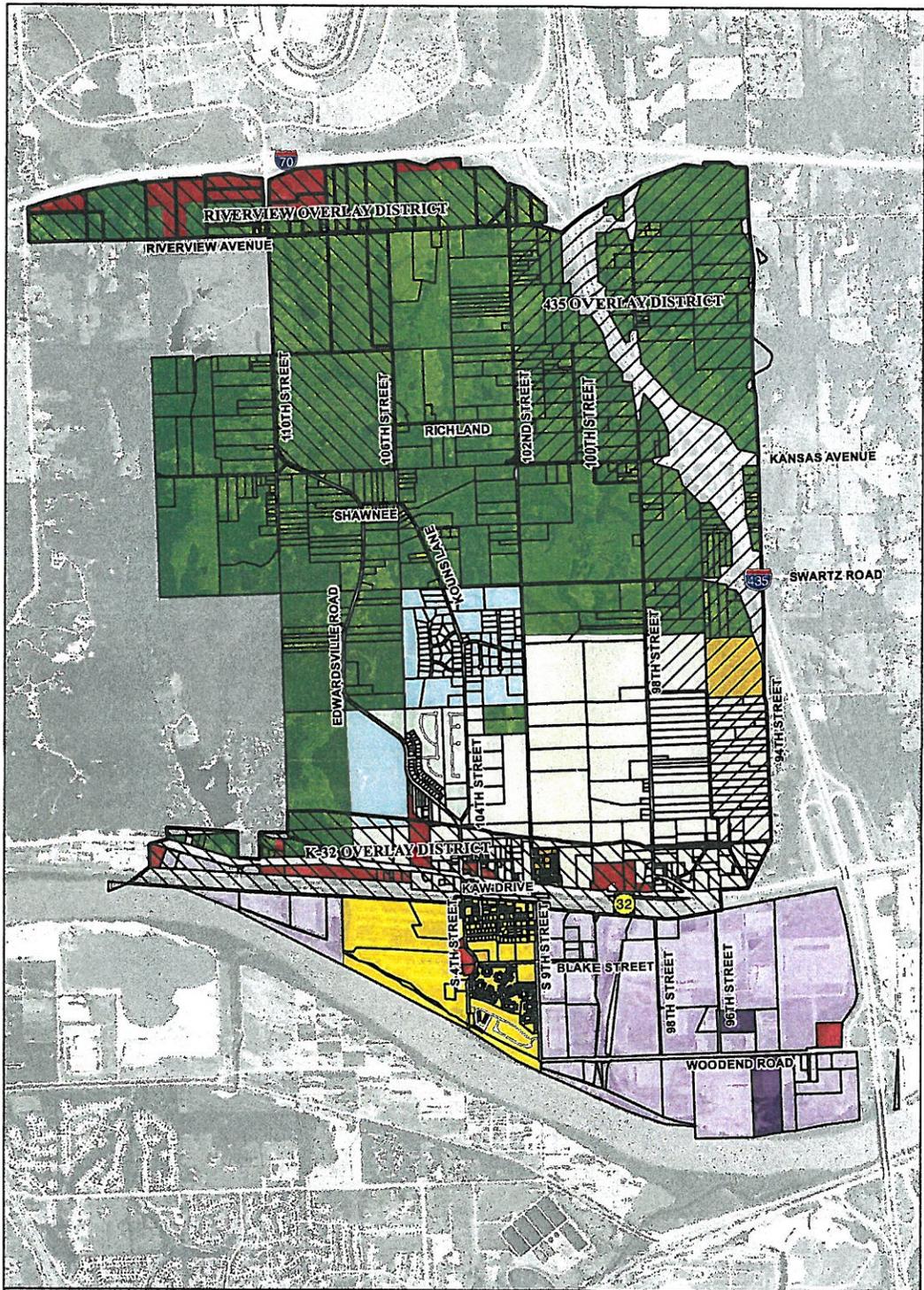
Existing Land Use



Edwardsville, Kansas



December 2011

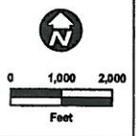


Edwardsville, KS

Zoning District Map

Zoning Districts

- | | | |
|--|---------------------------------|-----------------------------|
| AG/R - Agricultural/Residential (5 acres) | RD-2 - Medium Density Residence | C-2 - Commercial Extensive |
| RD-1 - Rural Residential District (3 Acres) | RD-3 - High Density Residence | I-1 - Industrial Non-Hazard |
| RD NS - Residential Developed without Sewers | PUD | I-2 - Industrial Hazard |
| RD WS - Residential Developed with Sewers | C-1 - Commercial Intensive | Overlay District |



APPENDIX D

COPY OF INTERLOCAL AGREEMENT

INTERLOCAL AGREEMENT
Neighborhood Revitalization Plan
Kansas City Kansas Community College

THIS INTERLOCAL AGREEMENT (hereinafter referred to as "Agreement") entered into this ____ day of _____, 2012, by and between the City of Edwardsville, a duly organized municipal corporation hereinafter referred to as "City" and the Kansas City Kansas Community College hereinafter referred to as "KCKCC".

WHEREAS, K.S.A. 12-2904 allows public agencies to enter into interlocal agreements to jointly perform certain functions including economic development; and

WHEREAS, all parties are pursuant to K.S.A. 12-2903 public agencies, capable of entering into interlocal agreements; and

WHEREAS, K.S.A. 12-17,114 et seq. provides a program for neighborhood revitalization and further allows for the use of interlocal agreements between municipalities to further neighborhood revitalization; and

WHEREAS, on January 9, 2012 the City of Edwardsville did adopt the K-32 Neighborhood Revitalization Plan pursuant to the provisions of K.S.A. 12-17,114 et seq.; and

WHEREAS, it is the desire and intent of the parties hereto to provide the maximum economic development incentive as provided for in K.S.A. 12-17,119 by acting jointly.

NOW, THEREFORE, IN CONSIDERATION OF THE MUTUAL COVENANTS CONTAINED HEREIN THE PARTIES AGREE AS FOLLOWS:

Section 1. Adoption of Plan. The KCKCC hereby adopts and consents to the Neighborhood Revitalization Plan as adopted by the City of Edwardsville. The parties further agree the Neighborhood Revitalization Plan adopted will not be amended without approval of the parties except as may be necessary to comply with applicable state law or regulation.

Section 2. Administration. The parties further agree that the Unified Government of Wyandotte County/Kansas City, Kansas, "Unified Government" shall administer the Neighborhood Revitalization Plan as adopted by each party on behalf of the signatory parties. The Unified Government shall create a Neighborhood Revitalization Fund pursuant to K.S.A. 12-17,118 for the purpose of providing rebates as outlined in the Plan. Any increment in property taxes received by the Unified Government resulting from qualified improvements to property pursuant to the Neighborhood Revitalization Plan shall be credited to the Unified Government's Neighborhood Revitalization Fund. The Unified Government is authorized to retain an administration fee of 5% of said increment

and to distribute the remaining increment as a rebate in accordance with the Plan following the adoption of this Agreement.

Section 3. Expiration & Modification. This Agreement shall expire December 31, 2021. The parties agree to undertake a periodic review of the Neighborhood Plan to determine any needed modifications. The parties agree that any party may terminate this Agreement prior to December 31, 2021, by providing thirty (30) days advance written notice, provided however; any applications for tax rebate submitted prior to termination shall, if approved, be considered eligible for the duration of the rebate period.

IN WITNESS WHEREOF, the parties have hereunto executed this Agreement as of the date and year first above written.

John McTaggart, Mayor

Attest:

Phyllis Freeman, City Clerk

Kansas City Kansas Community College

Dr. Ray Daniels, Chairman

Attest:

Secretary

Approved this _____ day of _____, 2012, by the Attorney General of the State of Kansas.

Kansas Attorney General

INTERLOCAL AGREEMENT
Neighborhood Revitalization Plan
Unified Government of Wyandotte County/Kansas City, Kansas

THIS INTERLOCAL AGREEMENT (hereinafter referred to as "Agreement") entered into this ____ day of _____, 2012, by and between the City of Edwardsville, a duly organized municipal corporation hereinafter referred to as "City" and the Unified Government of Wyandotte County/Kansas City, Kansas hereinafter referred to as the "UG".

WHEREAS, K.S.A. 12-2904 allows public agencies to enter into interlocal agreements to jointly perform certain functions including economic development; and

WHEREAS, all parties are pursuant to K.S.A. 12-2903 public agencies, capable of entering into interlocal agreements; and

WHEREAS, K.S.A. 12-17,114 et seq. provides a program for neighborhood revitalization and further allows for the use of interlocal agreements between municipalities to further neighborhood revitalization; and

WHEREAS, on January 9, 2012 the City of Edwardsville did adopt the K-32 Neighborhood Revitalization Plan pursuant to the provisions of K.S.A. 12-17,114 et seq.; and

WHEREAS, it is the desire and intent of the parties hereto to provide the maximum economic development incentive as provided for in K.S.A. 12-17,119 by acting jointly.

NOW, THEREFORE, IN CONSIDERATION OF THE MUTUAL COVENANTS CONTAINED HEREIN THE PARTIES AGREE AS FOLLOWS:

Section 1. Adoption of Plan. The UG hereby adopts and consents to the Neighborhood Revitalization Plan as adopted by the City of Edwardsville. The parties further agree the Neighborhood Revitalization Plan adopted will not be amended without approval of the parties except as may be necessary to comply with applicable state law or regulation.

Section 2. Administration. The parties further agree that the Unified Government of Wyandotte County/Kansas City, Kansas, "Unified Government" shall administer the Neighborhood Revitalization Plan as adopted by each party on behalf of the signatory parties. The Unified Government shall create a Neighborhood Revitalization Fund pursuant to K.S.A. 12-17,118 for the purpose of providing rebates as outlined in the Plan. Any increment in property taxes received by the Unified Government resulting from qualified improvements to property pursuant to the Neighborhood Revitalization Plan shall be credited to the Unified Government's Neighborhood Revitalization Fund. The Unified Government is authorized to retain an administration fee of 5% of said increment

and to distribute the remaining increment as a rebate in accordance with the Plan following the adoption of this Agreement.

Section 3. Expiration & Modification. This Agreement shall expire December 31, 2021. The parties agree to undertake a periodic review of the Neighborhood Plan to determine any needed modifications. The parties agree that any party may terminate this Agreement prior to December 31, 2021 by providing thirty (30) days advance written notice, provided however; any applications for tax rebate submitted prior to termination shall, if approved, be considered eligible for the duration of the rebate period.

IN WITNESS WHEREOF, the parties have hereunto executed this Agreement as of the date and year first above written.

John McTaggart, Mayor

Attest:

Phyllis Freeman, City Clerk

The Unified Government of
Wyandotte County/Kansas City,
Kansas

Joe Reardon, Mayor/CEO

Attest:

Bridgette D. Cobbins, Clerk

Approved this _____ day of _____, 2012, by the Attorney General of the State of Kansas.

Kansas Attorney General

INTERLOCAL AGREEMENT
Neighborhood Revitalization Plan
Unified School District #204

THIS INTERLOCAL AGREEMENT (hereinafter referred to as "Agreement") entered into this ____ day of _____, 2012, by and between the City of Edwardsville, a duly organized municipal corporation hereinafter referred to as "City" and Unified School District No. 204 hereinafter referred to as "USD 204".

WHEREAS, K.S.A. 12-2904 allows public agencies to enter into interlocal agreements to jointly perform certain functions including economic development; and

WHEREAS, all parties are pursuant to K.S.A. 12-2903 public agencies, capable of entering into interlocal agreements; and

WHEREAS, K.S.A. 12-17,114 et seq. provides a program for neighborhood revitalization and further allows for the use of interlocal agreements between municipalities to further neighborhood revitalization; and

WHEREAS, on January 9, 2012 the City of Edwardsville did adopt the K-32 Neighborhood Revitalization Plan pursuant to the provisions of K.S.A. 12-17,114 et seq.; and

WHEREAS, it is the desire and intent of the parties hereto to provide the maximum economic development incentive as provided for in K.S.A. 12-17,119 by acting jointly.

NOW, THEREFORE, IN CONSIDERATION OF THE MUTUAL COVENANTS CONTAINED HEREIN THE PARTIES AGREE AS FOLLOWS:

Section 1. Adoption of Plan. The USD 204 hereby adopts and consents to the Neighborhood Revitalization Plan as adopted by the City of Edwardsville. The parties further agree the Neighborhood Revitalization Plan adopted will not be amended without approval of the parties except as may be necessary to comply with applicable state law or regulation.

Section 2. Administration. The parties further agree that the Unified Government of Wyandotte County/Kansas City, Kansas, "Unified Government" shall administer the Neighborhood Revitalization Plan as adopted by each party on behalf of the signatory parties. The Unified Government shall create a Neighborhood Revitalization Fund pursuant to K.S.A. 12-17,118 for the purpose of providing rebates as outlined in the Plan. Any increment in property taxes received by the Unified Government resulting from qualified improvements to property pursuant to the Neighborhood Revitalization Plan shall be credited to the Unified Government's Neighborhood Revitalization Fund. The Unified Government is authorized to retain an administration fee of 5% of said increment

and to distribute the remaining increment as a rebate in accordance with the Plan following the adoption of this Agreement.

Section 3. Expiration & Modification. This Agreement shall expire December 31, 2021. The parties agree to undertake a periodic review of the Neighborhood Plan to determine any needed modifications. The parties agree that any party may terminate this Agreement prior to December 31, 2021, by providing thirty (30) days advance written notice, provided however; any applications for tax rebate submitted prior to termination shall, if approved, be considered eligible for the duration of the rebate period.

IN WITNESS WHEREOF, the parties have hereunto executed this Agreement as of the date and year first above written.

John McTaggart, Mayor

Attest:

Phyllis Freeman, City Clerk

Unified School District No. 204

President of the Board of Education

Attest:

Clerk of the Board of Education

Approved this _____ day of _____, 2012, by the Attorney General of the State of Kansas.

Kansas Attorney General

APPENDIX E
APPLICATIONS

NEIGHBORHOOD REVIVALIZATION PROGRAM APPLICATION

PART ONE

Section One: To be filled out by the Applicant only.

Property Owner(s): _____
Property Address: _____
Mailing Address: _____
Phone Number: _____
Parcel Identification Number: _____
Legal Description of the Property: (Attach a certified copy of the deed as an addendum)
Existing Use of Property: _____ Commercial _____ Residential
Proposed Use of Property: _____ Commercial _____ Residential
Proposed Improvement to Property: _____ New Construction _____ Rehabilitation

Building Permit #: _____
Proposed Improvements: (Be as specific as possible - attach to this sheet as an addendum)
Estimated Start Date of Construction: _____
Estimated Completion Date of Construction: _____
Estimated Costs of Improvements: _____

I have read and do hereby agree to follow all application procedures and criteria. An itemized statement of costs will need to be turned in when I have completed my project, I understand this will be necessary to receive my rebate. I further understand that this application will be void one year from the date below if improvements or construction has not begun on this project.

Owner of Record Signature: _____ Date: _____

Section Two: City Use Only

Date of Application Receipt: _____
Building Permit Application: _____ Approved _____ Denied _____ Not Attached
Is Property in the Neighborhood Revitalization Area?: _____ Yes _____ No
Current Property Tax Statement Attached?: _____ Yes _____ No
Property Tax Delinquent?: _____ Yes _____ No
Base Year Property Value: Land: _____ + Building: _____ = Total: _____

Approved _____ Denied _____ Reason for Denial _____

By: _____ Date: _____
(City of Edwardsville Plan Reviewer)

Date of Project Completion and Final Inspection: _____

NEIGHBORHOOD REVIALIZATION PROGRAM APPLICATION

PART TWO

COMMENCEMENT OF CONSTRUCTION

Parcel Identification Number

Date of Original Application _____

Construction estimated to begin on _____

Building Permit Number _____

Estimated Date of Completion of Construction _____

Signature of Owner

Date

Please return to our office within 10 days after starting your project.

**City of Edwardsville
640 South 4th Street
Edwardsville, KS 66113**

NEIGHBORHOOD REVIALIZATION PROGRAM APPLICATION

PART THREE

STATUS OF CONSTRUCTION COMPLETION

Parcel Identification Number

Date of Original Application _____

_____ Incomplete Project as of January 1 following commencement

_____ Complete Project as of January 1 following commencement

The Construction project applied for was considered complete on

Signature of Owner

Date

An itemized statement of costs will need to be turned in along with part 3 when you have completed your project. This will be necessary to receive your rebate.