

# **Neighborhood Revitalization Program**

## **April 27<sup>th</sup>, 2009 through April 5<sup>th</sup>, 2019**

City of Edwardsville, Kansas  
Neighborhood Revitalization Plan

### **Introduction and Overview**

- Part 1:** Legal Description of Neighborhood Revitalization Area
- Part 2:** Assessed Valuation of Real Property
- Part 3:** Listing of Owners of Record in Area
- Part 4:** Zoning Classification and Land Use Map
- Part 5:** Capital Improvements Planned for Area
- Part 6:** Property Eligible for a Tax Rebate
- Part 7:** Criteria for Determination of Eligibility
- Part 8:** Contents of Application of Tax Rebate
- Part 9:** Procedure for Submission of an Application
- Part 10:** Statement Specifying Rebate Formula

### **Appendix Index**

- A:** Legal Description and Map of Neighborhood Revitalization Area
- B:** Listing of Owners of Record in Neighborhood Revitalization Area
- C:** Current Zoning and Land Use Map
- D:** Copy of Interlocal Agreements
- E:** Applications – Forms 1, 2, and 3



## **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 have 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.

The governing body of the City of Edwardsville, Kansas has determined that the defined area of the City is a *Neighborhood Revitalization Area* and meets the criteria per K.S.A 12-17, 115 under the following: “(3) an area in which there is a predominance of buildings or improvements which by reason of age, history, architecture or significance should be preserved or restored to productive use”.

# 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 April 9<sup>th</sup>, 2009 are as follows:

\$5,562,756

## **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 initial adoption and approval the Neighborhood Revitalization Program and subsequent annual review of this program by the Edwardsville City Council, Wyandotte County, Kansas City 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 April 27<sup>th</sup> 2009, date of implementation of this program, and before April 5<sup>th</sup>, 2019 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 multi-family property and 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 1<sup>st</sup>
3. Date of Project Completion

## **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 4<sup>th</sup> 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 1<sup>st</sup>, 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 1<sup>st</sup>. Part 3 will be filed on or before December 15<sup>th</sup>, preceding the commencement of the tax rebate period.
7. For any improvement that is completed on or before January 1<sup>st</sup>, following the commencement of construction, the owner-applicant will file Part 3 of the application with the County Appraiser on or before December 1<sup>st</sup>, preceding commencement of the tax rebate period, certifying the completion of construction, along with an itemized statement of costs.
8. Soon after January 1<sup>st</sup>, 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 15<sup>th</sup>. 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 April 5<sup>th</sup>, 2019. The program will be reviewed annually beginning in 2010 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

**Multi-Family**

	<u>Rehabilitation</u>	<u>New</u>
Term:	10 years	N/A
Abatement:	50%	N/A
Minimum Investment:	\$25,000	N/A

**Commercial**

	<u>Rehabilitation</u>	<u>New</u>
Term:	10 years	10 years
Abatement:	50%	50%
Minimum Investment:	\$25,000	\$250,000

**APPENDIX A: LEGAL DESCRIPTION OF THE NEIGHBORHOOD REVITALIZATION AREA**

A tract of land located in Sections 26 and 35 of Township 11 South, Range 23 East of the 6<sup>th</sup> Principal Meridian, Wyandotte County, Edwardsville, Kansas, more particularly described as follows;

Beginning at the Northeast corner of TRACT "A", EDWARDSVILLE VILLAGE, a subdivision of land in the City of Edwardsville, Wyandotte County, Kansas, said point also being at the Southeast corner of a jog in the Southerly right-of-way line of the Union Pacific Railroad, as said Railroad now exists;

Thence Northerly along the East line of said jog in the Union Pacific Railroad to the intersection of the Southerly right-of-way line of the Union Pacific Railroad, said point be the Northeast corner of a jog in the Southerly right-of-way line of said railroad and the Northwest corner of EDWARDSVILLE, a subdivision of land in said City and State.

Thence Easterly along the Southerly right-of-way line of the Union Pacific Railroad to the intersection of the North-South centerline of 9<sup>th</sup> Street in the City of Edwardsville, as said road now exists;

Thence Southerly along the centerline of said 9<sup>th</sup> Street, to a point that is perpendicular to the Southeast corner of RIVER FALLS, a subdivision of land in said City and State;

Thence Westerly and perpendicular to the last described course to the Southeast corner of said RIVER FALLS, said point being on the West right-of-way line of 9<sup>th</sup> Street;

Thence Northwesterly along the south line of said RIVER FALLS, a distance of 730.00 feet;

Thence Southwesterly along the Easterly line of said subdivision to a point on the left bank of the Kansas River or meander line of high water mark;

Thence Northwesterly along the left bank of the Kansas River or meander line of high water mark to the intersection of the Southerly extension of the centerline of 4<sup>th</sup> Street in the City of Edwardsville, as said road now exists;

Thence Northerly along the centerline of said 4<sup>th</sup> Street to its point of intersection with the prolongation of a line that is 99.25' South of and parallel to the south line of Tract J, EDWARDSVILLE VILLAGE, a subdivision in said City and State;

Thence West along said line to its intersection with the prolongation of the West line of Tract J;

Thence north along said prolongation to the Southwest corner of Tract J

Thence Northerly along the West line of TRACTS "H", "I", J and "K" to the most North and West corner of TRACT "K";

#### **APPENDIX A: LEGAL DESCRIPTION OF THE NEIGHBORHOOD**

## **REVITALIZATION AREA**

Thence Northeasterly along the North line of TRACT "K" and its Northeasterly extension to the intersection of the centerline of said 4<sup>th</sup> Street;

Thence north along said centerline of 4<sup>th</sup> Street to a point that is perpendicular to the most North and East subdivision corner of EDWARDSVILLE VILLAGE;

Thence Westerly and perpendicular to the last described course to a point on the Westerly right-of-way line of 4<sup>th</sup> Street, said point also being the most North and East corner of TRACT "A", EDWARDSVILLE VILLAGE;

Thence Westerly along the North line of said TRACT "A" to a point on the East line of said TRACT "A";

Thence Northerly along the East line of said TRACT "A" to the Point of Beginning of the herein described tract of land.

## **APPENDIX A: LEGAL DESCRIPTION OF THE NEIGHBORHOOD REVITALIZATION AREA**

# NEIGHBORHOOD REVIALIZATION 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

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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 4<sup>th</sup> Street  
Edwardsville, KS 66113**

**NEIGHBORHOOD REVIALIZATION PROGRAM APPLICATION**

**PART THREE**

**STATUS OF CONSTRUCTION COMPLETION**

Parcel Identification Number

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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.**