

**ORDINANCE NO. 3247**

**AN ORDINANCE APPROVING AMENDMENTS TO THE NEIGHBORHOOD REVITALIZATION PROGRAM OF THE CITY OF ABILENE, KANSAS**

**WHEREAS**, the City Commission recognizes the need for commercial and multi-family residential redevelopment, reinvestment and new construction within the community; and

**WHEREAS**, Dickinson County and the Unified School District No. 435 have been invited to participate by entering into interlocal agreements in the future; and

**WHEREAS**, a method authorized by the State of Kansas to stimulate new investment within blighted areas are to provide certain property tax rebate incentives; and

**WHEREAS**, the City of Abilene desires to adopt revisions to its Neighborhood Revitalization Program in conformance with K.S.A. 12-17,114 et seq., and other applicable statutes; and

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

**NOW, THEREFORE, BE IT ORDAINED** by the Governing Body of the City of Abilene, Kansas, that:

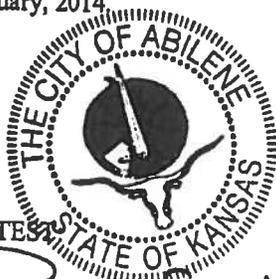
**SECTION 1. Neighborhood Revitalization Plan: amended.** That the Neighborhood Revitalization Plan of the City of Abilene, Kansas is hereby amended as provided in **Exhibit A**, and shall be in force pending approval by the Kansas Attorney General of the Interlocal Agreements between Dickinson County, Kansas and the Unified School District No. 435.

**SECTION 2. Neighborhood Revitalization Plan: Sunset.** That this Plan shall sunset on December 31, 2020, at which time the City Commission may consider renewal of the aforementioned Interlocal Agreements, or terminate the program.

**SECTION 3. Interlocal Agreements.** The Governing Body agrees to reserve the right to enter into certain Interlocal Agreements, in a form as provided in **Exhibit B**, to provide for the implementation of the Plan, as authorized by K.S.A. 12-2901 et seq., and at such time as the Interlocal Agreements are executed, such agreements shall be incorporated into this Ordinance by reference.

**SECTION 4. Effective Date.** This Ordinance shall become effective and in full force from and after its passage, adoption and publication in the official City newspaper.

**PASSED AND APPROVED** by the Governing Body of the City of Abilene, Kansas this 27<sup>th</sup> day of January, 2014.



**CITY OF ABILENE, KANSAS**

By: John F. Ray  
John F. Ray, Mayor

ATTEST

Penny Soukup, CMC  
Penny Soukup, CMC  
City Clerk

**EXHIBIT A**

**Neighborhood Revitalization Plan**

**As Amended**

**City of Abilene, Kansas**

**January 21, 2014**

**City of Abilene  
Downtown Revitalization Plan  
January 27, 2014**

**Part 1: Legal Description of Neighborhood Revitalization Area**

**Exhibit A** is a map depicting the boundary of the Downtown Revitalization Plan. The area includes aging commercial property located between 4<sup>th</sup> Street to the North, and the Union Pacific Railroad to the South, as well as between Mulberry Street to the West and an area just East of Kirby Street to the East. **Appendix B** provides a full legal description of the entire revitalization area.

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

**Table 1** provides an overview of the property values in the Downtown Revitalization area. The total valuation of the proposed area is approximately \$2 M or \$20,457 per parcel. These figures include commercial, and vacant land.

**Table 1: Property Assessed Value**

Area	Lot Value		Improvement Value		Total Valuation	
	Total	Average	Total	Average	Total	Average
Downtown	\$381,140.00	\$4,098.00	\$ 1,521,447.00	\$16,359.00	\$ 1,902,587.00	\$20,457.00

*Source: Community Development Department with data from the Dickinson County Appraisers Office – September, 2013.*

**Part 3: Names and Addresses of the Owners of Record Within Area, and current land use classification**

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

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

**Current Zoning:** All parcels within the proposed Downtown Revitalization area are zoned as “Central Business District”, or “B-5”.

**Current Land Use:** The current land use for these parcels is classified as “Central Business” (A mix of retail commercial with some residential units above the ground floor.

**Future Land Use:** The adopted Future Land Use Map shows all parcels within the proposed area to be “Central Business District” Potential.

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

The City's 5-Year Capital Improvements Program and/or annual budget identify the following public improvement projects to be performed within the NRA.

#### ***Street Improvements***

- Adopting and funding long-term sidewalk improvements; and
- Maintenance and patching.

#### ***Utilities***

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

#### ***Neighborhood Improvements***

- Potential infill lot developments;
- Code enforcement.

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

#### ***Residential Property***

The following residential development projects are eligible for program tax rebates provided the project lies within the North Buckeye Avenue/NE. 14<sup>th</sup> Street Neighborhood Revitalization Area and are allowed under the zoning ordinance:

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

#### ***Commercial Property***

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

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

**Part 7: Criteria for Determination of Program Eligibility**

1. Construction of an improvement must have been commenced on or after January 1, 2008, which is the date the Neighborhood Revitalization program was adopted in Abilene and must be evident by the issuance of a city building permit.
2. An application for a tax rebate must be filed with the City within 60 days of issuance of a building permit for the subject improvement.
3. The minimum investment in an improvement shall be \$25,000 for any property to be qualified under this program.
4. The minimum increase in assessed valuation upon completion of the subject improvement shall be ten percent (10%) for residential uses and five percent (5%) for commercial and industrial uses, as determined by the Dickinson County Appraiser.
5. Properties eligible for property tax exemptions, refunds, rebates or other property tax incentives under any other program pursuant to statutory or constitutional authority shall not be eligible for program participation.
6. Property for which any existing taxes or assessments are delinquent shall not be eligible.

**Part 8: Contents of an Application for Program Participation**

The Tax Rebate Application is attached as **Appendix D**

**Part 9: Procedure for Submission of an Application**

1. The applicant shall obtain a Tax Rebate Application from the Community Development Department when obtaining a building permit application for the subject improvement.
2. The applicant shall complete and execute Part I of the application and file the application with the Community Development Director within 60 days of issuance of a building permit for the subject improvements.
3. The Community Development Director shall forward the application to the Dickinson County Appraiser for determination of the value of existing improvements prior to new construction.
4. The Community Development Director shall return the application to the applicant. The applicant shall certify on the application the status of the project as of January 1 following the start of construction by completing and executing Part II of the application. The applicant shall file the application with the County Appraiser on or before December 1, preceding the year of the commencement of the applicable tax rebate.

5. The County Appraiser shall on January 1 of the year of the commencement of the tax rebate conduct an inspection of the project to determine the value of new construction and shall report the new valuation to the County Clerk by June 1. The tax records on the subject tract shall be revised by the County Clerk.
6. Upon determination by the County Appraiser that the improvements meet program criteria for rebate, the Community Development Director shall determine whether the project meets other criteria for a tax rebate and shall notify the applicant of the rebate percentage each year.
7. Upon payment of the property tax for the subject tract for the initial and each subsequent year through the rebate period, a tax rebate shall be made by the City and other participating entities (Dickinson County and/or USD 435) for each entity's apportioned share to the applicant.<sup>1</sup> The rebate shall be made within thirty (30) days following the payment of taxes by the applicant and submittal to the City of a receipt for said payment. The rebate shall be made from the Neighborhood Revitalization funds of each participating public taxing entity.

**Part 10: Standards and Criteria for Determine Program Eligibility**

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

**Part 11: Terms of Rebate Eligibility**

***Table 1: Terms and Percent of Rebate Allowed***

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

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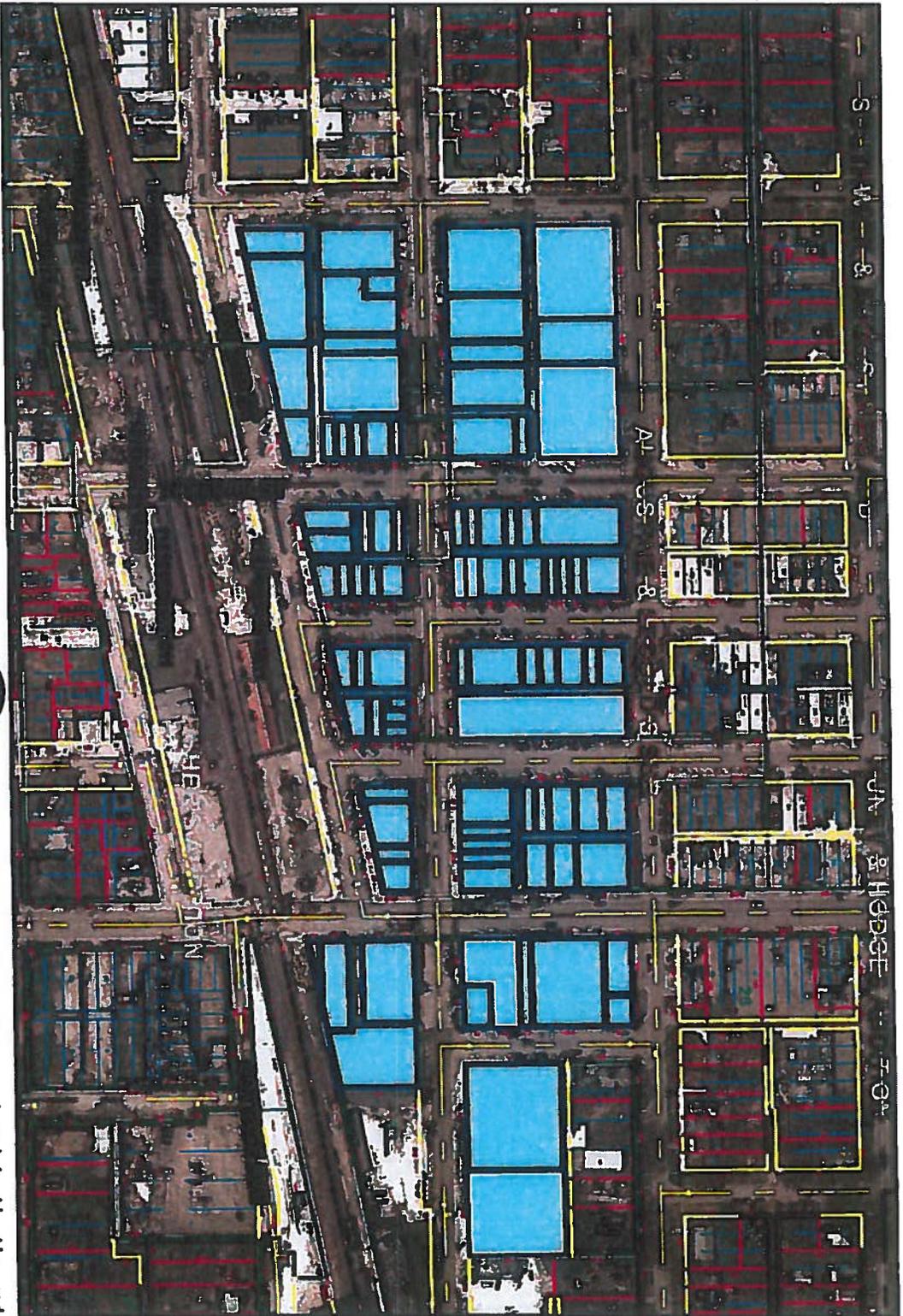
<sup>1</sup> Dickinson County and USD 435 may enter into an interlocal agreement for the administration of the tax rebate program and rebate of their proportional share of the taxes.

**Part 12: Program Period**

Applications for participation in the Neighborhood Revitalization Program will be accepted by the City of Abilene until December 31, 2020, at which time the program will expire, unless reauthorized by the City Commission. A report outlining program participation shall be submitted annually by December 31 to the City Commission. Any application approved for tax rebate by the City prior to December 31, 2020 shall remain eligible to receive the rebate for the number of years specified in its approval.

**Appendix A**

**Neighborhood Revitalization Area Map**



1 inch = 225 feet

Date Printed: 1/6/2014



This map is for informational purposes only and should not be used to determine precise boundaries, roadways, property boundary lines or legal descriptions. It shall not be construed to be an official survey of any data depicted. --Dickinson County GIS

**Appendix B**

**Neighborhood Revitalization Area Legal Description**

The following described parcels are located within the North Buckeye/NE. 14<sup>th</sup> Street Revitalization Area.

“Commencing at the intersection of NW 4<sup>th</sup> Street and Mulberry, thence East 1,125 feet to the intersection of NE 4<sup>th</sup> Street and Kirby Street, thence South along the centerline of Kirby Street 112 feet, thence East 337.5 feet, thence South 168.75 feet to the centerline of NE 3<sup>rd</sup> Street, thence West along the centerline of NE 3<sup>rd</sup> Street 282 feet, thence South 112.5 feet to the North Right-of-Way line of the Union Pacific Rail Road, thence in a south westerly direction along the North Right-of-Way line of the Union Pacific Railroad approximately 240 feet, thence North along the centerline of North Buckeye Avenue 112.5 feet to the centerline of NW 2<sup>nd</sup> Street, thence Southwesterly along the centerline of NW 2<sup>nd</sup> Street 1,181.25 feet to the centerline of Mulberry Street, thence North 680 feet to the point of beginning. “

**Appendix C**

**Property Owner List of Individual Parcels with Assessed Valuation of Land  
and Improvements Within the Proposed Amendment Area**

Owner Name	Mailing Address
MCC RADIO, LLC	PO BOX 80 SALINA, KS 67402-0080
SCHMITZ, LEONARD G	PO BOX 205 ABILENE, KS 67410 2191 EDEN RD
MARSHALL, CHERYL P	#LOT 8 ABILENE, KS 67410
COPELAND, EDGAR JAY COPELAND, VONDA L	9601 N 52ND ST RILEY, KS 66531
PHILLIPS, KURT	1493 FAIR RD ABILENE, KS 67410
PLAIN, JAMES E & IRENE L	224 NE 5TH ST ABILENE, KS 67410-2518
DUCKWALL INVESTMENT CO	203 N CEDAR ST ABILENE, KS 67410 PO BOX 548
GUILFOYLE, MARK A GUILFOYLE, KATHLEEN A	ABILENE, KS 67410-0548
LAMB, CRAIG	410 N VINE ST ABILENE, KS 67410-2742
LADD, DONALD G	809 NW 2ND ST ABILENE, KS 67410-3309
REMPE, DAVID H	508 NE 15TH ST ABILENE, KS 67410-1702
JONES, DALE R & KIMBERLY J	404 NE 4TH ABILENE, KS 67410
PIPES PROPERTIES, LLC	203 S MADISON ST ABILENE, KS 67410-3706
KARRAKER, DEVIN G	406 NW 3RD ST ABILENE, KS 67410
TSBS PROPERTIES, LLC	318 NE 13TH ST ABILENE, KS 67410-1922
MURRAY, PATRICK L	901 NW 2ND ABILENE, KS 67410

JONES, JOE J	219 NE 9TH ST ABILENE, KS 67410
MADDY, STEPHEN L	2178 FAWN RD ABILENE, KS 67410
ROBERTS, JAMES E & SUSAN P	310 N BUCKEYE ABILENE, KS 67410
SPROUSE, ROBERT L SPROUSE, MELODIE L	501 Ridge RD ABILENE, KS 67410
ROBSON, JOLENE M	315 N BROADWAY ST ABILENE, KS 67410-2616
REESE, RALPH W	314 N BROADWAY ABILENE, KS 67410
KUNTZ, DUSTIN	2872 KEY RD ABILENE, KS 67410-6104
MEADE, MICHAEL J	510 NE 13TH ABILENE, KS 67410
HOLLAND, SABRINA K	1204 N Buckeye Abilene, KS 67410
KUNTZ, DUSTIN	2872 KEY RD ABILENE, KS 67410-6104
JONES, JOE J	219 NE 9TH ST ABILENE, KS 67410
VITA-VILLA, INC	PO BOX 63 ABILENE, KS 67410-0063
HERTZ, JEFF L	109 NE 13TH ST ABILENE, KS 67410-1917
Amanda's Bakery and Bistro, LLC	109 NE 7th ST Abilene, KS 67410
3rd Street Endeavors, L.L.C	305 N Buckeye ST Abilene, KS 67410
MINICK, JOE & HELEN	310 E 1ST ABILENE, KS 67410
ROC EM, LLC	259 W PARK RD GARNETT, KS 66032-1080

MASONIC TEMPLE ASSN	116 1/2 NW 3RD ST
KELLER, CORY L & MEGAN M	ABILENE, KS 67410
SIMENSON, KENNETH A SIMENSON, VICTORIA J	108 NW 3RD ST
TAJCHMAN, BRIAN J	ABILENE, KS 67410-2629
Osborn, Richard L. & Cathy W	204 OPAL RD
BRIAND, KAREN A	ABILENE, KS 67410-6666
JEFFCOAT MEMORIAL FOUNDATI	1901 BEEKMAN PL
ANTHONY & GROVER SHOOK POST NO 3279, VETERANS OF FOREIGN WARS	ABILENE, KS 67410
RIST, ROY C & LINDA L	19430 FM 2268
ELKS LODGE #1675 BOARD OF TRS	Holland, TX 76534
CHURCH, LIFEHOUSE INC	214 NE 5TH
COLLINGWOOD, GREYSON W	ABILENE, KS 67410
S-T LAND COMPANY,LLC	101 1/2 3RD ST
WARD, KARIN K LIVING TRUST	ABILENE, KS 67410
FUHRMAN, ANDREA M	PO BOX 485
HOERNER, CHAD E HOERNER, CHELSEA L	ABILENE, KS 67410
	PO BOX 266
	ABILENE, KS 67410-0266
	PO BOX 695
	ABILENE, KS 67410
	PO BOX 661
	ABILENE, KS 67410
	2700 SOMERSET DR
	#APT 220
	PRAIRIE VILLAGE, KS 66206
	1112 N BUCKEYE
	ABILENE, KS 67410
	PO BOX 487
	ABILENE, KS 67410-0487
	210 N CEDAR ST
	ABILENE, KS 67410
	214 N ROGERS
	ABILENE, KS 67410

2700 SOMERSET DR  
#APT 220  
PRAIRIE VILLAGE, KS 66206  
1601 N BROWN  
ABILENE, KS 67410  
409 NW 3rd ST  
abilene, KS 67410  
1413 W 1ST  
ABILENE, KS 67410  
409 NW 3rd ST  
abilene, KS 67410  
PO BOX 223  
ENTERPRISE, KS 67441-0223  
100 Xavier DR  
Abilene, KS 67410  
212 N Broadway ST  
Abilene, KS 67410  
PO BOX 639  
ABILENE, KS 67410-0639  
512 TOM SMITH CR  
ABILENE, KS 67410  
PO BOX 457  
ABILENE, KS 67410  
310 Summit DR  
Abilene, KS 67410  
PO BOX 213  
ABILENE, KS 67410  
1604 Hickock DR  
Abilene, KS 67410  
204 FREDERICK ST  
CLAY CENTER, KS 67432  
BOX 413  
ABILENE, KS 67410

COLLINGWOOD, GREYSON W  
LONG, MAX L & EDNA MARIE  
Near, Richard D. Trust  
GRAVES, JOHN P & GRAVES, CHRISTINA L  
Near, Richard D. Trust  
MEAHL, JEFFRY D & BETH E  
Waite Real Estate Investments, LLC  
THURLOW, MARILYN S  
SCHOOL, UNIFIED DISTRICT #435  
PITNEY, CARL RUSSELL PITNEY, WANDA S  
MCCCLAIN, LORRAINE M MCCCLAIN, DAVID D  
Haug, Lambert F & Blanche A Rev Living Trust  
ETHERINGTON, STEWART R ETHERINGTON, LINDA J  
Steinhauser, Marcella G. & Paul Bernard  
PATTERSON, SCOTT N PATTERSON, LYNELL D  
ABILENE INVESTMENT CO

UNITED STATES OF AMERICA  
PETERSON, KENNETH LYNN  
ADM MILLING CO  
SPOUSE, WILLIAM D JR SPOUSE, CARRIE A  
WASAMS, INC  
3rd Street Endeavors, L.L.C  
AFK PROPERTIES, LLC  
LPI PROPERTIES  
BIGGS, MAXINE L  
MONTGOMERY, JOHN G RES TR 2009  
STRODA, JASON R & JAMIE J  
FIRST NATIONAL BANK OF BELLEVILLE  
ROC FUNERAL COMPANY, INC  
Near, Richard D. Trust  
KARRAKER, DEVIN G  
Santa Fe I, LLC  
HUNT, JENINA

NO ADDRESS GIVEN  
NONE 66441  
1700 BEEKMAN PL  
ABILENE, KS 67410-0000  
PO BOX 1470  
DECATUR, IL 62525-9974  
330 S FACTORY  
ENTERPRISE, KS 67441  
304 NW 3RD ST  
ABILENE, KS 67410-2633  
305 N Buckeye ST  
Abilene, KS 67410  
PO BOX 1160  
SALINA, KS 67402-1160  
309 N CEDAR  
ABILENE, KS 67410  
403 HILLSIDE ST  
ABILENE, KS 67410  
222 W 6TH ST  
JUNCTION CITY, KS 66441  
1007 SPRUCEWAY ST  
ABILENE, KS 67410-2033  
PO BOX 10  
BELLEVILLE, KS 66935-0010  
723 N First ST  
Stockson, KS 67669  
409 NW 3rd ST  
abilene, KS 67410  
406 NW 3RD ST  
ABILENE, KS 67410  
P.O. Box 2492  
Salina, KS 67402  
312 N CEDAR ST  
ABILENE, KS 67410-2806

Leo Stephens, Inc

AFK PROPERTIES, LLC

CHURCH, LUTHERAN TRS

MINICK, JOE & HELEN

BROADWAY ANTIQUE MALL, LLC

GUGLER, ANNA P TRUST

ABILENE, CITY OF

HOLT, MICHAEL A HOLT, PATRICIA L

BAIER, VICTOR J JR TR NO 1

Davis, Gregory A. & Deborah A.

Elliott, Jeffrey D. & Ricki A

1290 N Brookside DR

Colby, KS 67701

PO BOX 1160

SALINA, KS 67402-1160

320 N CEDAR ST

ABILENE, KS 67410

310 E 1ST

ABILENE, KS 67410

PO BOX 823

TALMAGE, KS 67482-0823

911 NW 3RD ST

ABILENE, KS 67410

PO BOX 519

ABILENE, KS 67410-0519

1512 NW 4TH

ABILENE, KS 67410

900 N MAPLE

ABILENE, KS 67410

105 NE 4TH ST

ABILENE, KS 67410

106 NE 4TH ST

ABILENE, KS 67410

Situs Address	AsdBldg	Asdland
200 N BROADWAY ST, Abilene, KS 67410	22748.000000	3413.000000
204 N CEDAR ST, Abilene, KS 67410	5650.000000	2345.000000
203 N BUCKEYE AVE, Abilene, KS 67410	13473.000000	2778.000000
204 N BROADWAY ST, Abilene, KS 67410	12965.000000	2310.000000
203 N BROADWAY ST, Abilene, KS 67410	15725.000000	3675.000000
206 N CEDAR ST, Abilene, KS 67410	12475.000000	2345.000000
203 N CEDAR ST, Abilene, KS 67410	17703.000000	5400.000000
306 NW 2ND ST, Abilene, KS 67410	10923.000000	3728.000000
205 N CEDAR ST, Abilene, KS 67410	895.000000	378.000000
206 N BROADWAY ST, Abilene, KS 67410	11130.000000	2310.000000
205 N BROADWAY ST, Abilene, KS 67410	11355.000000	2450.000000
208 N CEDAR ST, Abilene, KS 67410	13232.000000	1712.000000
202 NW 2ND ST, Abilene, KS 67410	40649.000000	2991.000000
207 N CEDAR ST, Abilene, KS 67410	6438.000000	1823.000000
208 N BROADWAY ST, Abilene, KS 67410	13408.000000	2240.000000
206 N SPRUCE ST, Abilene, KS 67410	9245.000000	2588.000000

310 N BROADWAY ST, Abilene, KS 67410	9258.000000	4113.000000
311 N SPRUCE ST, Abilene, KS 67410	7938.000000	2533.000000
312 N BUCKEYE AVE, Abilene, KS 67410	5105.000000	4688.000000
205 NE 3RD ST, Abilene, KS 67410	48635.000000	8078.000000
315 N BROADWAY ST, Abilene, KS 67410	12810.000000	2800.000000
314 N BROADWAY ST, Abilene, KS 67410	5055.000000	2188.000000
316 N BROADWAY ST, Abilene, KS 67410	12465.000000	2100.000000
315 N SPRUCE ST, Abilene, KS 67410	5368.000000	4688.000000
314 N BUCKEYE AVE, Abilene, KS 67410	8323.000000	4688.000000
318 N BROADWAY ST, Abilene, KS 67410	5760.000000	2275.000000
317 N BROADWAY ST, Abilene, KS 67410	10630.000000	4288.000000
301 N BROADWAY ST, Abilene, KS 67410	11718.000000	2363.000000
303 N CEDAR ST, Abilene, KS 67410	9436.000000	1929.000000
302 N BROADWAY ST, Abilene, KS 67410	7381.000000	1942.000000
105 NE 3RD ST, Abilene, KS 67410	3780.000000	4745.000000
307 N CEDAR ST, Abilene, KS 67410	9599.000000	3430.000000
304 N BROADWAY ST, Abilene, KS 67410	9003.000000	4375.000000

110 NW 3RD ST, Abilene, KS 67410	21277.000000	5144.000000
108 NW 3RD ST, Abilene, KS 67410	7945.000000	2700.000000
106 NW 3RD ST, Abilene, KS 67410	10250.000000	2700.000000
104 NW 3RD ST, Abilene, KS 67410	19240.000000	2600.000000
102 NW 3RD ST, Abilene, KS 67410	9820.000000	4900.000000
311 N BROADWAY ST, Abilene, KS 67410	353.000000	2467.000000
321 N BROADWAY ST, Abilene, KS 67410	5233.000000	2363.000000
317 N SPRUCE ST, Abilene, KS 67410	0.000000	0.000000
319 N BUCKEYE AVE, Abilene, KS 67410	24730.000000	15803.000000
417 NW 4TH ST, Abilene, KS 67410	19291.000000	9545.000000
420 NW 2ND ST, Abilene, KS 67410	0.000000	0.000000
424 NW 2ND ST, Abilene, KS 67410	3968.000000	5940.000000
408 NW 2ND ST, Abilene, KS 67410	0.000000	5334.000000
200 N CEDAR ST, Abilene, KS 67410	0.000000	3010.000000
210 N CEDAR ST, Abilene, KS 67410	2494.000000	2003.000000
209 N CEDAR ST, Abilene, KS 67410	8465.000000	3960.000000

419 NW 3RD ST, Abilene, KS 67410	3063.000000	10185.000000
417 NW 3RD ST, Abilene, KS 67410	4190.000000	3410.000000
419 NW 3RD ST, Abilene, KS 67410	2640.000000	10413.000000
413 NW 3RD ST, Abilene, KS 67410	6800.000000	3464.000000
409 NW 3RD ST, Abilene, KS 67410	61636.000000	7437.000000
214 N CEDAR ST, Abilene, KS 67410	11300.000000	2345.000000
311 NW 3RD ST, Abilene, KS 67410	16093.000000	3045.000000
212 N BROADWAY ST, Abilene, KS 67410	29185.000000	4160.000000
213 N BROADWAY ST, Abilene, KS 67410	0.000000	0.000000
209 NW 3RD ST, Abilene, KS 67410	3128.000000	1560.000000
203 NW 3RD ST, Abilene, KS 67410	5318.000000	2358.000000
201 NW 3RD ST, Abilene, KS 67410	8179.000000	1610.000000
115 NW 3RD ST, Abilene, KS 67410	11283.000000	2850.000000
109 NW 3RD ST, Abilene, KS 67410	31985.000000	7560.000000
105 NW 3RD ST, Abilene, KS 67410	12108.000000	2513.000000
101 NW 3RD ST, Abilene, KS 67410	29918.000000	4076.000000

217 N BUCKEYE AVE, Abilene, KS 67410	0.000000	0.000000
110 NE 3RD ST, Abilene, KS 67410	4025.000000	4490.000000
210 NE 3RD ST, Abilene, KS 67410	146715.000000	9345.000000
301 N CEDAR ST, Abilene, KS 67410	11460.000000	2363.000000
300 N BROADWAY ST, Abilene, KS 67410	10863.000000	1853.000000
305 N BUCKEYE AVE, Abilene, KS 67410	30712.000000	10734.000000
300 N CEDAR ST, Abilene, KS 67410	209013.000000	10500.000000
309 N CEDAR ST, Abilene, KS 67410	8063.000000	2363.000000
308 N BROADWAY ST, Abilene, KS 67410	8660.000000	2363.000000
303 N BROADWAY ST, Abilene, KS 67410	33223.000000	8488.000000
309 N BUCKEYE AVE, Abilene, KS 67410	9996.000000	1907.000000
418 NW 3RD ST, Abilene, KS 67410	120075.000000	15035.000000
414 NW 3RD ST, Abilene, KS 67410	27980.000000	10185.000000
410 NW 3RD ST, Abilene, KS 67410	1400.000000	2668.000000
406 NW 3RD ST, Abilene, KS 67410	12526.000000	4407.000000
307 N SPRUCE ST, Abilene, KS 67410	6030.000000	2533.000000
312 N CEDAR ST, Abilene, KS 67410	14818.000000	1205.000000

311 N CEDAR ST, Abilene, KS 67410	7163.000000	2975.000000
413 NW 4TH ST, Abilene, KS 67410	2200.000000	5093.000000
320 N CEDAR ST, Abilene, KS 67410	0.000000	0.000000
321 N CEDAR ST, Abilene, KS 67410	2958.000000	13213.000000
324 N BROADWAY ST, Abilene, KS 67410	36273.000000	6360.000000
327 N BROADWAY ST, Abilene, KS 67410	10625.000000	4375.000000
324 N SPRUCE ST, Abilene, KS 67410	0.000000	0.000000
321 N SPRUCE ST, Abilene, KS 67410	9410.000000	4688.000000
330 N BUCKEYE AVE, Abilene, KS 67410	20608.000000	9000.000000
102 NE 4TH ST, Abilene, KS 67410	1278.000000	5433.000000
106 NE 4TH ST, Abilene, KS 67410	5203.000000	460.000000

**Appendix D**

**Neighborhood Revitalization Tax Rebate Application**

**CITY OF ABILENE**  
**NEIGHBORHOOD REVITALIZATION PROGRAM**  
**TAX REBATE APPLICATION**

419 N. Broadway Street · Abilene, Kansas 67410 · Tel: (785) 263-2355 · Fax: (785) 263-2552 · www.abilene-cityhall.com

*INSTRUCTIONS: This application and all required information must be submitted in accordance with the Abilene Neighborhood Revitalization Program (Resolution # 121602) and all applicable administrative procedures. All information requested in this application must be answered completely.*

<b>PART I: PRE-IMPROVEMENT INFORMATION</b>	
<b>APPLICATION INFORMATION</b>	
<b>APPLICATION FOR (CHECK APPROPRIATE BOX):</b>	
<input type="checkbox"/> NEW COMMERCIAL CONSTRUCTION <input type="checkbox"/> ADDITION/IMPROVEMENT OF EXISTING COMMERCIAL STRUCTURE  <input type="checkbox"/> NEW RESIDENTIAL CONSTRUCTION <input type="checkbox"/> ADDITION/IMPROVEMENT OF EXISTING RESIDENTIAL STRUCTURE	<div style="text-align: center; border-top: 1px solid black; border-bottom: 1px solid black;"><b>FOR OFFICIAL USE ONLY</b></div> Appn. Number: _____ Date Received: _____ Received By: _____ Building Permit #: _____
<b>BRIEF DESCRIPTION OF IMPROVEMENTS BEING MADE:</b>	
_____ _____	
<b>LAND USE (LBCS Code):</b> Primary Use _____ Secondary Use _____ Other _____	
<b>APPLICANT INFORMATION</b>	
<b>APPLICANT/AGENT (If Not Property Owner):</b>	
Name: _____ Tel: (____) _____ Business Name: _____ Fax: (____) _____ Address: _____ City: _____ State: _____ Zip Code: _____ E-mail: _____	
<b>PROPERTY OWNER (If Different from Applicant/Agent):</b>	
Name: _____ Tel: (____) _____ Business Name: _____ Fax: (____) _____ Address: _____ City: _____ State: _____ Zip Code: _____ E-mail: _____	

**GENERAL PROPERTY INFORMATION**

**PROPERTY ADDRESS OR GENERAL LOCATION (IN RELATION TO NEAREST STREETS):** \_\_\_\_\_

**PROPERTY TAX IDENTIFICATION NUMBER:** \_\_\_\_\_

**ZONING:** Existing: \_\_\_\_\_ Proposed: \_\_\_\_\_

**LAND USE:** Existing: \_\_\_\_\_ Proposed: \_\_\_\_\_

**GROSS SIZE OF PLAT/LOT:**

Residential: \_\_\_\_\_ Commercial: \_\_\_\_\_ Industrial: \_\_\_\_\_ Other: \_\_\_\_\_ Total: \_\_\_\_\_

**NUMBER OF LOTS:**

Residential: \_\_\_\_\_ Commercial: \_\_\_\_\_ Industrial: \_\_\_\_\_ Other: \_\_\_\_\_ Total: \_\_\_\_\_

**EXISTING PUBLIC FACILITIES:**

	Public	Private	Other (Describe)
Water Service:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> _____
Sanitary Sewer Service:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> _____
Roadway Access:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> _____

**FLOODPLAIN INFORMATION:**

Floodway:  Yes  No If Yes, Section 20-105.C. shall apply.

Floodway Fringe:  Yes  No If Yes, Floodplain Development permit required pursuant to Section 20-104.C.

FIRM Map-Panel Number: \_\_\_\_\_ Zone: \_\_\_\_\_

Structure will be floodproofed by:  Elevation  Design

**ARE ANY OTHER PERMITS OR DEVELOPMENT APPROVALS REQUIRED, APPLIED FOR OR RECEIVED FOR THE APPLICATION PROPERTY BY THE CITY OR ANY OTHER JURISDICTION OR AGENCY?**

Yes  No If Yes, Describe Briefly and Attach a Copy of Each Permit, Approval or Application

**PROPERTY IMPROVEMENT INFORMATION\***

**IMPROVEMENT CHARACTERISTICS:**

Number of Buildings or Structures: \_\_\_\_\_ Number of Dwellings: \_\_\_\_\_

Building/Structure Depth: \_\_\_\_\_ ft. Building/Structure Width: \_\_\_\_\_ ft.

Existing Floor Area: \_\_\_\_\_ sq. ft. New Floor Area: \_\_\_\_\_ sq. ft.

Total Building Area: \_\_\_\_\_ sq. ft. Roof/Overhang: \_\_\_\_\_ sq. ft.

Maximum Height of Buildings or Structures: \_\_\_\_\_ ft. Total Impervious Area: \_\_\_\_\_

Stories Above Grade: \_\_\_\_\_ Stories Below Grade: \_\_\_\_\_ Total Number of Stories: \_\_\_\_\_

Basement:  Finished  Unfinished  None

**CERTIFICATION\***

I/we acknowledge receipt of the Neighborhood Revitalization Program guidelines. I/we realize that this application cannot be processed unless it is completely filled in; is accompanied by the documents requested by the Community Development Director. I/we further certify that the foregoing information is true and correct to the best of our knowledge. I/we acknowledge that the Community Development Director shall have authority to impose such conditions as deemed necessary in order to serve the public interest and welfare.

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Property Owner Signature

\_\_\_\_\_  
Date

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

**DOCUMENTS TO BE SUBMITTED WITH APPLICATION AND APPLICATION REVIEW\*\***

Copy of Deed       Building Permit       Other \_\_\_\_\_

Additional documents required was provided to the applicant on \_\_\_\_\_, \_\_\_\_\_ 20\_\_\_\_. The applicant is hereby advised that the application is not accepted for staff review until such time as the above identified documents are submitted and a Determination of Complete Application is certified. In addition, I certify that the Neighborhood Revitalization Program Application and attached documents are sufficient in form and content to allow City and County staff to sufficiently review of the development action for conformance with all applicable local laws. This certification does not preclude City or County staff from requesting additional information as deemed necessary to serve the public interest. This determination does not represent a finding of compliance with applicable local laws nor does it confer a vested right to the applicant or owner of the property in question.

\_\_\_\_\_  
Signature of Community Development Director

\_\_\_\_\_  
Date

*\*\* Number of copies for submission determined by the Community Development Director. The Community Development Director may request additional information as deemed necessary to properly evaluate the permit application.*

**PRE-IMPROVEMENT VALUE CERTIFICATION**

Value of existing primary structure improvements: \$ \_\_\_\_\_

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

Date: \_\_\_\_\_

**DETERMINATION OF COMPLETE APPLICATION:**

I certify that the pre-improvement values indicated above are those certified by Dickinson County for the current tax year as of the date of this certification.

\_\_\_\_\_  
Signature of County Appraiser

\_\_\_\_\_  
Date

**PART II: IMPROVEMENT UPDATE**

As of January 1<sup>st</sup>, 20\_\_\_\_, following the commencement of improvements the project is:

Complete       Incomplete       Abandoned

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date

Value of existing primary structure improvements: \$ \_\_\_\_\_  
Value of the land on which the improvements are situated: \$ \_\_\_\_\_  
Date: \_\_\_\_\_

**DETERMINATION OF COMPLETE APPLICATION:**

I certify that the pre-improvement values indicated above are those certified by Dickinson County for the current tax year as of the date of this certification.

\_\_\_\_\_  
Signature of County Appraiser

\_\_\_\_\_  
Date

As of \_\_\_\_\_, 20\_\_\_\_, taxes and special assessments on this parcel  are  are not delinquent.

\_\_\_\_\_  
Signature of County Clerk

\_\_\_\_\_  
Date

As of \_\_\_\_\_, 20\_\_\_\_, there  are  are not bills or city liens payable by the owners of this property.

\_\_\_\_\_  
Signature of City Clerk

\_\_\_\_\_  
Date

The above application and improvements  are  are not in conformance with the requirements of the City of Abilene Neighborhood Revitalization Program. If in conformance, a tax rebate is hereby authorized subject to the terms of the Neighborhood Revitalization Program as applicable on this date.

Reason if not in conformance:

\_\_\_\_\_  
Signature of Community Development Director

\_\_\_\_\_  
Date

**EXHIBIT B**

**Neighborhood Revitalization Plan**

**Interlocal Agreements**

**City of Abilene, Kansas**

**January 21, 2014**

**NEIGHBORHOOD REVITALIZATION PLAN  
INTERLOCAL AGREEMENT**

This INTERLOCAL AGREEMENT ("Agreement") is made and entered into this 13 day of February, 2014, between the Board of County Commissioners of Dickinson County, Kansas ("County"), the Unified School District No. 435 ("USD") and the City of Abilene, Kansas, a municipal corporation, (the "City") with respect to the facts and objectives set forth below.

**RECITALS**

**WHEREAS**, Kansas law, as provided in K.S.A. 12-2904 and 12-17,119 allow public agencies to enter into Interlocal Agreements to jointly perform certain functions, including economic development and neighborhood revitalization;

**WHEREAS**, all parties are, pursuant to K.S.A. 12-2903, public agencies having the statutory authority to enter into Interlocal Agreements; and

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

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

1. **Neighborhood Revitalization Plan**. On January 27, 2014, by adoption of Ordinance No. 3247, the City of Abilene, Kansas, has approved the Downtown Revitalization Plan of the City of Abilene, Kansas (hereinafter "the Plan"), as authorized by K.S.A. 12-17,114 et seq., a copy of which is attached hereto as **Exhibit A** and incorporated by reference.
2. **Purpose**. The new construction and rehabilitation of structures, in the area defined in the Plan, would promote the public health, safety and welfare of citizens in Abilene; would improve sound growth of the City; and would promote the expansion and renovation of existing businesses, draw new businesses to the community and develop vacant sites and redevelop aging commercial sites.
3. **Tax Incentives**. Ad valorem property tax rebates shall be offered by the parties to encourage participation in the Plan. The City of Abilene shall administer the Plan.
4. **Rebating of Taxes**. Each of the parties to this Agreement shall be responsible for rebating its portion of the ad valorem property taxes. Each of the parties shall be responsible for establishing and administering a fund from which to disburse the rebates subject to the eligibility requirements as set forth in the attached Plan.
5. **Eligible Areas**. The area eligible for program benefits under the Plan shall be identified on a map approved by all parties to this Agreement.
6. **Expiration**. This Interlocal Agreement shall expire December 31, 2020.
7. **Duplication**. This Interlocal Agreement shall be executed in triplicate form.
8. **Termination**. The parties may terminate or extend this Agreement prior to December 31, 2020 by written, mutual consent. However, eligible rebate applications submitted prior to termination of the program shall be honored. The parties agree that the area described in the Plan may be modified to meet the needs of the Plan.
9. **Attorney General Approval**. The parties further recognize and acknowledge that this Interlocal Agreement is subject to approval by the Attorney General of the State of Kansas.
10. **Entire Agreement**. This Agreement and any attachments constitute the entire Agreement between the parties.

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

CITY OF ABILENE, KANSAS

By: John F. Ray  
John F. Ray, Mayor

DICKINSON COUNTY, KANSAS

By: Lynn Peterson vice chair  
Lynn Peterson, Chair

ATTEST:

Penny Soukup, CMC  
Penny Soukup, CMC  
City Clerk

ATTEST:

Barbara Jones  
Barbara Jones, County Clerk

UNIFIED SCHOOL DISTRICT NO. 435

By: Dr. Kari Porter-Murray  
Dr. Kari Porter-Murray, President

ATTEST:

Angie Schneider  
Angie Schneider, Board Clerk