

EXHIBIT A

Neighborhood Revitalization Plan

for the

North Revitalization District

Central Revitalization District

Downtown Revitalization District

of the

City of Abilene, Kansas

February 22, 2021

City of Abilene

Neighborhood Revitalization Plan

Part 1: Legal Description of Neighborhood Revitalization Area

North Revitalization District

Appendix A is a map depicting the boundary of the North Revitalization District. The area includes aging commercial, residential, and adjacent property located north of 14th Street along Buckeye Avenue north to the city limits and the aging commercial corridor along NE 14th Street east of Buckeye Avenue to the city limits.

Central Revitalization District

Appendix A is a map depicting the boundary of the Central Revitalization District. The area includes aging commercial, residential, and adjacent property.

Downtown Revitalization District

Appendix A is a map depicting the boundary of the Downtown Revitalization District. The area includes aging commercial property located between 4th 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 Area

Table 1 provides an overview of the property values in the North Revitalization District. The total valuation of the area is approximately \$6.4M or \$46,796 per parcel. These figures include commercial, industrial, residential, and vacant land (137 parcels).

Table 1: Property Assessed Value – North Revitalization District

Lot Value		Improvement Value		Total Valuation	
Total	Average	Total	Average	Total	Average
\$1,683,503	\$12,288	\$4,727,550	\$34,508	\$6,411,053	\$46,796

Source: Data from the Dickinson County Appraisers Office – February 2021

Table 2 provides an overview of the property values in the Central Revitalization District. The total valuation of the area is approximately \$15M or \$11,273 per parcel. These figures include commercial, industrial, residential, and vacant land (1,338 parcels).

Table 2: Property Assessed Value – Central Revitalization District

Lot Value		Improvement Value		Total Valuation	
Total	Average	Total	Average	Total	Average
\$2,057,086	\$1,537	\$13,026,214	\$9,736	\$15,083,300	\$11,273

Source: Data from the Dickinson County Appraisers Office – February 2021

Table 3 provides an overview of the property values in the Downtown Revitalization District. The total valuation of the area is approximately \$2M or \$21,890 per parcel. These figures include commercial and vacant land (93 parcels).

Table 3: Property Assessed Value – Downtown Revitalization District

Lot Value		Improvement Value		Total Valuation	
Total	Average	Total	Average	Total	Average
\$407,820	\$4,385	\$1,627,948	\$17,505	\$2,035,768	\$21,890

Source: Data from the Dickinson County Appraisers Office – February 2021

Part 3: Names and Addresses of the Owners of Record Within Area

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

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

A zoning classification map of each area is attached as **Appendix D**. An existing land use map is attached as **Appendix E** and the adopted future land use map as **Appendix F**.

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

The City's Capital Improvements Program and/or annual budget identify the following public improvement projects to be performed within the NRP:

Street Improvements

- Reconstruction of 14th St. west of Buckeye Ave.
- Adopting and funding long-term sidewalk improvements

- Maintenance and patching

Utilities

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

Neighborhood Improvements

- Demolition of dilapidated structures
- Sidewalk replacement program
- 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 Revitalization District and are allowed under the zoning ordinance:

1. Rehabilitation, renovations, and additions to any existing multi-family residential structure with more than four (4) dwelling units per building.
2. Construction of new multi-family residential structures with more than four (4) dwelling units, including the conversion of all or part of a non-residential structure into a multi-family residential structure provided there are more than four (4) dwelling units created.
3. New construction, rehabilitation, or renovation of residential dwellings within a mixed-use building where the commercial space occupies at least 50% of the total building space.

The following residential development projects are eligible for program tax rebates provided the project lies within the Central Revitalization District and are allowed under the zoning ordinance:

1. Rehabilitation, renovations, and additions to any existing residential structure, including alteration of a single-family home into a multiple-family dwelling.
2. Construction of new residential structures, including the conversion of all or part of a non-residential structure into a residential structure.
3. Improvements to existing or construction of new residential detached accessory structures, including garages, storage buildings, workshops, swimming pools, etc., shall not be eligible.

Commercial and Industrial Property

The following commercial and industrial projects are eligible for program tax rebates provided the project lies within the North & Central Revitalization Districts and are allowed under the zoning ordinance:

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

Residential Property

The following residential development projects are eligible for program tax rebates provided the project lies within the Downtown Revitalization District 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.

Commercial Property

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

1. Rehabilitation, alterations, and additions to any existing commercial property.
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 February 22, 2021, which is the date the Neighborhood Revitalization Plan 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.
7. Construction of a building or expansion of an existing building must not exceed 60,000 sq. ft. in floor space.

Part 8: Contents of an Application for Program Participation

The Neighborhood Revitalization Program Application is attached as **Appendix G**.

Part 9: Procedure for Submission of an Application

1. The applicant shall obtain a Neighborhood Revitalization Program Application from the City Manager, or his or her designee, when obtaining a building permit application for the subject improvement.
2. The applicant shall complete and execute Part 1 of the application and file the application with the City Manager, or his or her designee, within 60 days of issuance of a building permit for the subject improvements.
3. The City Manager, or his or her designee, shall forward the application to the Dickinson County Appraiser for determination of the value of existing improvements prior to new construction.
4. The City Manager, or his or her designee, 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 increased valuation meets program criteria for rebate, the City Manager, or his or her designee, 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*. 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.

*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 10: Standards and Criteria to 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 mill levy during the period of rebate.
4. The City Manager, or his or her 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 – North Revitalization District

	Commercial		Residential	
Years	New	Rehab	New	Rehab
1-10	75%	75%	75%	75%

Table 2: Terms and Percent of Rebate Allowed – Central Revitalization District

	Commercial		Residential	
Years	New	Rehab	New	Rehab
1-5	50%	100%	100%	50%
6-10	25%	50%	50%	25%

Table 3: Terms and Percent of Rebate Allowed – Downtown Revitalization District

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

Part 12: Program Period

Applications for participation in the Neighborhood Revitalization Plan will be accepted by the City of Abilene until December 31, 2026, at which time the program will expire, unless reauthorized by the City Commission. A report outlining program participation shall be submitted annually by December 31st to the City Commission. Any application approved for tax rebate by the City prior to December 31, 2026 shall remain eligible to receive the rebate for the number of years specified in its approval.