NEIGHBORHOOD REVITALIZATION RESIDENTIAL REHAB PROGRAM RESOLUTION NO. 2024 - 06

A RESOLUTION ADOPTING A NEIGHBORHOOD REVITALIZATION PLAN FOR WABAUNSEE COUNTY, KANSAS.

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF WABAUNSEE COUNTY, KANSAS

The document including exhibits attached hereto, entitled "Residential Revitalization Plan" is hereby approved and adopted as the Revitalization Plan for Wabaunsee County, Kansas.

This Resolution is adopted pursuant to the provisions of the Kansas Revitalization Act, as set forth in K.S.A 12-17, 114 et. Seq.

This Resolution shall be in force and take effect upon publication.

ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS of Wabaunsee County, Kansas this ZZday of 2014.

Nancy Hier, Chairman

Jim MacGregor, Commissioner

Rodney Allen Commissioner

Attested by:

Abby Amick, County Clerk

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BEFORE THE BOARD OF COUNTY COMMISSIONERS OF WABAUNSEE COUNTY, KANSAS

RESIDENTIAL REVITALIZATION PLAN

The Board of County Commissioners of Wabaunsee County, Kansas, (herein after "Governing Body") pursuant to the Kansas Neighborhood Revitalization Act, K.S.A. 12-17, 114 et.seq., does hereby adopt a Neighborhood Revitalization Plan (herein after "Plan") amendment for Wabaunsee County.

Pursuant to K.S.A. 12-17,116, the Governing Body finds:

- 1. Wabaunsee County currently suffers from a housing shortage causing difficulties for businesses and government entities to staff their operations. The entire county has areas throughout with buildings that are dilapidated and deteriorating.
- 2. Notice of hearing on this plan has been given pursuant to K.S.A. 12-12,117 (c) by publication in the Wabaunsee County Signal-Enterprise, official county newspaper, in the January 4, 2024, and January 11, 2024, editions of such newspaper and proof of such publication has been filed in the office of the County Clerk of Wabaunsee County.
- 3. By reason of the findings made in paragraph 1 above, the Governing Body further finds that a majority of the conditions as described in K.S.A. 12-17-115 (c) exist in the entire County of Wabaunsee as a single unit or areas eligible for designation under the Kansas Neighborhood Revitalization Act and that the rehabilitation, conservation and redevelopment thereof is necessary to protect the public health, safety and welfare of the residents of the County of Wabaunsee.

Pursuant to K.S.A. 12-17,117, the Governing Body hereby determines the following:

1. LEGAL DESCRIPTION OF AREA IN PLAN.

a. A legal description of the real estate forming the boundaries of the area included within the Plan is that description of Wabaunsee County, Kansas, as set forth in K.S.A 18-199 and such statute is adopted herein by reference. Maps depicting the existing Parcels of real estate covered by this Plan have been prepared and are on file in the office of the County Appraiser of Wabaunsee County and the same are adopted as a part of the Plan by reference.

2. ASSESSED VALUATION.

a. The existing (i.e., 2023) assessed valuation of the real estate included in the plan, listing land, and building values separately, is as follows:

Land: 9,189,296 Buildings: 47,860,470 Total: 57,049,766

3. NAMES AND ADDRESSES OF OWNERS.

a. A list of the names and mailing addresses of the Owners on record of the real estate

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included within the plan, paragraph I, constitutes a part of the records in the office of the County Appraiser of Wabaunsee County, and such list is adopted in and made a part of this Plan by reference.

4. ZONING CLASSIFICATIONS.

a. The existing zoning classification and zoning district boundaries and the existing land uses within the area included in the Plan (exclusive of those cities within the County of Wabaunsee which have not adopted zoning plans and ordinances) are as set forth in the official zoning maps, records, resolutions and ordinances of the County of Wabaunsee and the cities of Alma, Alta Vista, Eskridge, Harveyville, McFarland, Maple Hill and Paxico.

WABAUNSEE COUNTY RESIDENTIAL TAX REBATE PROGRAM

The tax rebate will be a length of five (5) years. Rebates will be figured on the County mill levy and the mill levy of any other participating municipality.

1st Year	100% Rebate
2 nd Year	80% Rebate
3 rd Year	60% Rebate
4 th Year	40% Rebate
5 th Year	20% Rebate

On the sixth (6th) year and each thereafter, the property owner will be paying the full tax with no rebate.

A minimum increase of \$25,000 dollars in appraised valuation is required to participate.

A \$50 non-refundable application fee will be charged by the County to cover office time and administration.

Rebates will apply to rehabilitation of existing structures, additions to existing structures that will be used for owner occupied or rental primary residences.

Mixed use property will be eligible property for the plan.

1. MUNCIPAL SERVICES.

a. The plan does not include proposals for improving or expanding municipal services as described in K.S.A. 12-17,117 and, if any proposals for any such improvements or expansions of municipal services are hereafter proposed by the Governing Body, then any such proposal will be prepared and considered independently of this plan.

2. REAL PROPERTY ELIGIBLE.

a. All residential, agricultural, and commercial properties that will be renovated for primary residential use, are eligible to apply for Revitalization under the plan. Mixed use properties are also eligible.

3. CRITERIA FOR DETERMINATION OF ELIGIBILITY.

a. "Structure" means construction of real estate to which building additions, remodeling, renovations, improvements, and permanent fixtures are assimilated to the existing properties.

- b. Multiple structures on one site are eligible if they are primary residences.
- c. Detached structures such as garages, barns, swimming pools, gazebos are not eligible.
- d. Rebates will be limited to an increase in appraised value of \$300,000 or below for single-family and \$1,000,000 or below for multi-family.
- e. Structures that are built on an existing foundation with a current structure will be included in the rebate program.
- f. Only primary residences are eligible in this rebate program. Short term rentals and secondary residences are ineligible.
- g. Any structure, which does not lend itself to obvious inclusion within the above meaning, should be cleared with the offices of the Wabaunsee County Appraiser prior to application.
- h. There will be an open application period for program participants, beginning January 1, 2024. Any residential house that is scheduled to be renovated and not complete until January 1, 2025, is eligible to apply. Those applications approved during the open application period will continue to receive the tax rebate for the full five (5) years following completion of the project. To qualify for the rebate construction of an improvement shall only begin after final approval of the application.
- i. To be eligible for any tax rebates under this plan:
 - i. Parts 1 and 2 of the Application for Tax Rebate must be completed in full and filed with the office of the Wabaunsee County Appraiser, including the payment of a non-refundable \$50.00 fee.
 - ii. Prior to the commencement of all improvements to existing properties, an inspection of the site of the project shall have been completed by the Wabaunsee County Appraiser Office to establish the base line valuation between non-qualifying portions and the eligible portions under this Plan:
 - iii. Part 3 of the Application for Tax Rebate must be completed and filed with the office of the Wabaunsee County Appraiser no later than the 1st day of December of the year prior to the first year an eligible tax rebate is available:
 - iv. There shall be no exceptions granted for noncompliance with this paragraph.
- j. The minimum investment for eligibility to receive a tax rebate for residential improvement to existing properties or to convert commercial property to residential is a \$25,000.00 increase in appraised valuation which must be established by the County Appraiser; the project must be classified and taxable as real estate.
- k. Construction as well as improvements to existing properties must meet all applicable building permit requirements; building codes and zoning regulations in effect within its location at the time the improvements begin. Tax rebates may be denied or terminated for noncompliance with this paragraph.
- 1. Applicants must have paid taxes in full by May 10th in Wabaunsee County for real, personal, or special assessment taxes due to be eligible for this program. In the event any such taxes are not paid in full by May10th, all current and future tax rebates shall be forfeited in full. If property taxes are being appealed or in the current appeal process, no rebate will be given for the year being appealed until the appeal process is finalized.
- m. Once a project application for new construction or improvements to an existing property has been approved, no modifications to that project shall be allowed for additional benefits under this Plan. Only one (1) application per property will be eligible in any twelve (12) month period.
- n. All tax rebates are subject to the approval of this Plan by each taxing unit. See the Wabaunsee County Clerk for taxing units, which have adopted the Tax Rebate Plan of the Neighborhood Revitalization Plan.
- o. All tax rebates under this Plan shall be based on the tax increase from the assessed valuation; will be paid commencing in the first calendar year following assessed

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- valuation on the completed project and may change upward or downward depending on the change in applicable mill levies.
- p. All tax rebates under this plan shall be made only from the resulting increase in ad valorem taxes generated and collected by reason for the new construction or improvements to existing properties and may not equal the amount of the actual dollars spent. Example- A \$25,000.00 improvement to an existing property may add only \$8,000.00 to the appraised market value of the property; thus, not meeting the threshold of \$25,000.00 increase in appraised valuation or \$30,000.00 spent may only increase the appraised valuation \$25,000.00 dollars. The tax rebate will be based on the \$25,000.00 increase in appraised value and not on the \$30,000.00 spent.
- All tax rebate benefits under this Plan shall transfer with a change of ownership of qualifying property.
- Upon payment 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 a thirty (30) day period following the second (2nd) half tax due date, the tax rebate will be made by the County Treasurer of Wabaunsee County in conjunction with the other taxing units participating.
- Construction must be completed and reported to the County Appraiser no later than the second January 1st following the date on which the County Appraiser conditionally approved the application. If construction is not completed or reported, the conditional approval will become null and void and the improvements, if any, will not be eligible to participate in the Rebate plan.
- No amount levied by a uniform state statute or those levies to pay for "special improvements" shall be eligible for rebate.
- u. Final approval of each application will be made by the Board of County Commissioners, Wabaunsee County, Kansas.

4. DURATION OF THE PLAN; CONTINUATION OF REBATES ON QUALIFIED PROPERTY.

- The plan shall remain in full force and effect for a period of five (5) years beginning January 1, 2024, and ending December 31, 2028. The plan may also be extended by the Governing Body for additional periods of time or reviewed during the period it is in effect.
- b. The Office of Economic Development will develop metrics for evaluating the program and report to the Board of County Commissioners in January of each calendar year.

ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS of Wabaunsee County, Kansas this 22 day of Youwy, 2024.

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Jim MacGregor, Commissioner

Rodney Allen, Commissioner

Attested by:

Abby Amick/County Clerk

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