



2014-2018

CITY OF SALINA

NEIGHBORHOOD REVITALIZATION PLAN

Effective November 03, 2014

Reference:

- **K.S.A. 12-17,114 through 12-17,120**
- **City of Salina Resolution No. 04-6028; 04-6029; 04-6030**
- **City of Salina Resolution No. 08-6582**
- **City of Salina Resolution No. 09-6611**
- **City of Salina Resolution No. 09-6637**
- **City of Salina Resolution No. 09-6638**
- **City of Salina Resolution No. 14-7148**

OVERVIEW

Background:

In 1994, the Kansas Legislature passed a law allowing local communities to designate neighborhood revitalization areas within which certain incentives are created to encourage capital investment which otherwise might not occur in these areas of historic importance which are subject to physical deterioration and/or other economic challenges. The law also allows designation of certain historical or significant individual structures to be eligible for incentives. The incentive method authorized by the State involves property tax rebates for all or a portion of the incremental increase in taxes paid due to higher assessed valuation resulting from the improvements. Because rebates only apply to the increase in value, net taxes will never be lower than existing taxes prior to redevelopment. This incentive may make certain projects more financially feasible, thus bringing investment to the revitalization area which otherwise might not occur. Ultimately, all these redevelopments will begin paying the full taxes without rebates after the 10 year rebate period expires.

The City of Salina and other local taxing jurisdictions have had a Neighborhood Revitalization Plan and program in affect since 1996, with significant success in redevelopment within the designated revitalization area.

After careful review and the required public hearing, the expanded 2009-2013 Neighborhood Revitalization Plan was completed with an implementation effective date of July 1, 2009 and an ending date of June 30, 2013, and subsequently extended through December 31, 2013 upon approval of map amendments by the taxing entities. Due to the program expiration date and no further modifications suggested an extension of the present revitalization program is proposed and required the approval by all taxing entities and therefore a new term from November 03, 2014 through a new ending date of December 31, 2018, which is subject to amendment as needed during its 4 year term.

Key Features:

- The program continues to be designed for targeted areas most in need of incentives for investment, or specific historic buildings. The focus has primarily been on downtown areas and the North Santa Fe corridor for commercial/industrial projects and the northern part of Salina for residential projects. The 2014 – 2018 Plan recommends no changes in the revitalization area yet continues to encourage redevelopment and reinvestment in the a large portion of the community.
- A map of the 2013 expanded revitalization area is included in the plan.
- The maximum rebate in the Salina plan is 100% for five years; 50% for the next five. Percentages vary by specific redevelopment types. These values have not changed in this new program.

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Section 1a

LEGAL DESCRIPTION OF AREA AND MAP OF AREAS 1 AND 1A

- **Legal Description of Neighborhood Revitalization Area No. 1**

Beginning at a point being the intersection of West South Street and South Eighth Street; thence Northerly along South Eighth Street to the intersection of Eighth Street and West Iron Avenue; thence westerly along West Iron Avenue to the intersection of Ninth Street; thence Northerly along North Ninth Street to the intersection of State Street; thence Westerly along State Street to the intersection of North Broadway Boulevard; thence Northerly along North Broadway Boulevard to its intersection with Dry Creek and lying on the established corporate boundary of the City of Salina; thence continuing Northerly along the meandering of the corporate boundary of the City of Salina to its point of intersection with the Flood Control Levee; thence Easterly along the Flood Control Levee to its point of intersection with the corporate boundary of the City of Salina, said point being the intersection of the Flood Control Levee and North Fifth Street; thence Easterly and Southerly along the corporate boundary of the City of Salina to its point of intersection with North Ohio Street; thence Southerly along North Ohio Street to the intersection of East Iron Avenue; thence Westerly along East Iron Avenue to its intersection with the Old Smoky Hill River Channel; thence Southerly along said channel to its intersection with the North-South alley lying between South Third Street and South Fourth Street; thence Southerly along said alley to its intersection with the Old Smoky Hill River Channel; thence Southerly along said channel to its intersection with East South Street; thence Westerly along East South Street to the intersection of West South Street and South Eighth Street and the point of beginning. All of the above-described tracts of land lie within the City of Salina, Saline County, Kansas and contains 2.19 square miles.

- **Legal Description of Special Core District of Area No. 1. (To be referred to as Area 1A)**

Beginning at a point being the intersection of West South Street and South Eighth Street; thence Northerly along South Eighth Street extended and along North Eighth Street to the intersection of North Eighth Street and West Harsh Avenue; thence Easterly along Harsh Avenue to the intersection of North Front Street; thence Southerly along North Front Street to the intersection of East Woodland Avenue; thence Westerly along East Woodland Avenue to the intersection of North Fourth Street; thence Southerly along North Fourth Street extended to its intersection with East Iron Avenue and the Old Smoky Hill River Channel; thence Southerly along said channel to its intersection with the North-South alley lying between South Third Street and South Fourth Street; thence Southerly along said alley to its intersection with the Old Smoky Hill River Channel; thence Southerly along said channel to its intersection with East South Street; thence Westerly along East South Street to the intersection of West South Street and South Eighth Street and the point of beginning. All of the above-described tracts of land lie within the City of Salina, Saline County, Kansas and contains .46 square miles.

- Legal Description of Neighborhood Revitalization Area No. 2

- Legal Description of Special Core District Core Area No. 2 (To be referred to as Area 2A)

- Legal Description of Neighborhood Revitalization Area No. 3 and 4.

- Legal Description of Neighborhood Revitalization are No. 5.

N.R.A, #5

Area Along North 9th & Diamond Drive

A tract of land located in a portion of the Northeast Quarter of Section 2, Township 14 South, Range 3 West of the 6th P.M., and a portion of the Southeast Quarter of Section 35, Township 13 South, Range 3 West of the 6th P.M., and a portion of the Southwest Quarter of Section 36, Township 13 South, and 3 West of the 6th P.M., and a portion of the Northwest Quarter of Section 1, Township 14 South, Range 3 West of the 6th P.M. and more particularly described as follows:

Commencing at the Southeast corner of the Northeast Quarter of said Section 2;

Thence north on the east line of said Northeast Quarter, a distance of 510 feet more or less to the centerline of the City of Salina Flood Control Levee and the Point of Beginning;

Thence west on the centerline of the City of Salina Flood Control Levee, a distance of 1325 feet more or less to the west line of the Southeast Quarter of the Northeast Quarter (SE ¼ NE ¼) of said Section Two;

Thence north along the west line of the Southeast Quarter of the Northeast Quarter (SE¼ NE¼) to the northwest corner of the Southeast Quarter of the Northeast Quarter (SE¼ NE¼) of said Section Two;

Thence east to a point Eight Hundred Sixty and Zero Hundredths (860.00) feet east of the Southwest corner of the Northeast Quarter of the Northeast Quarter (NE ¼ NE ¼); such point being on the South line of the Northeast Quarter of the Northeast Quarter (NE ¼ NE ¼) of said Section Two;

Thence northerly along a line parallel with the east line of said Section Two to the center of old Dry Creek channel;

Thence following the old Dry Creek channel in a northwesterly, north and northeasterly direction to its intersection with the south line of the Southeast Quarter of the Southeast Quarter (SE ¼ SE ¼) of Section Thirty-five, Township Thirteen South, Range Three West (35-T13S-R3W);

Thence continuing in a northeasterly direction along the centerline of Dry Creek channel to its intersection with the centerline of Mulberry Creek;

Thence in a westerly direction along Mulberry Creek to a point Four Hundred and Zero Hundredths (400.00) feet west of the east line of said Section Thirty-five (35);

Thence Westerly along the centerline of Mulberry Creek to the west line of the East Half of the Southeast Quarter (E ½ SE ¼) of said Section Thirty-five (35);

Thence north along the west line of the East Half of said Southeast Quarter (E ½ SE ¼) to the south right-of-way line of Interstate Highway 70;

Thence westerly along said south right-of-way to the west line of the Southeast Quarter (SE ¼) of said Section Thirty-five (35);

Thence north along the west line of said Southeast Quarter (SE ¼) to the centerline of Interstate 70 Highway;

Thence northeast along the centerline of Interstate 70 Highway to the west line of the Southwest Quarter (SW/4) of Section Thirty-six (36), Township Thirteen (13) South, Range Three (3) West of the 6th P.M.;

Thence northeast on the centerline of Interstate 70 Highway, a distance of 686.07 feet more or less to the intersection of the centerline of Interstate 70 Highway and the extended west line of a tract of land described in Saline County Register of Deeds Book 1189, Page 1818;

Thence north on said west line and extension thereof, a distance of 538.50 feet more or less to the north line of the Southwest Quarter (SW/4) of Section Thirty-six (36), Township Thirteen (13) South, Range Three (3) West of the 6th P.M.;

Thence east on the north line of the Southwest Quarter (SW ¼) of said Section Thirty-six (36), and a distance of 638.68 feet more or less to the northeast corner of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of said Section Thirty-six (36);

Thence east following the north line of the Northeast Quarter of the Southwest Quarter (NE ¼ SW ¼) of Section Thirty-six, Township Thirteen South, Range Three West (36-T13S-R3W), to the North right-of-way line of Interstate Highway 70;

Thence southwest along the north right-of-way line of Interstate Highway 70 to the east line of the West Half of the Southwest Quarter (W ½ SW ¼) of said Section Thirty-six (36);

Thence south following the east line of the West Half of the Southwest Quarter (W ½ SW ¼) of said Section Thirty-six (36) to a point Two Hundred Twenty-seven and Zero Hundredths (227.00) feet South of the

Northwest corner of the Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$ SW $\frac{1}{4}$) of Section Thirty-six, Township Thirteen South, Range Three West (36-T13S-R3W), of the 6th P.M.;

Thence east parallel with the north line of Surveyor's Plat Fifty-three (53), a distance of Thirty and Zero Hundredths (30.00) feet to a point on the East right-of-way line of Fifth Street.

Thence northerly and easterly along adjacent road to a point on the east line of the Southwest Quarter (SW $\frac{1}{4}$);

Thence south along said east line a distance of One Thousand Three Hundred Five and Zero Hundredths (1305.00) feet to the Southeast corner of said Southwest Quarter (SW $\frac{1}{4}$);

Thence west along the south line of the Southwest Quarter (SW $\frac{1}{4}$) a distance of Seven Hundred Ninety-six and Zero Hundredths (796.00) feet to a point Five Hundred Twenty-five and Zero Hundredths (525.00) feet East of the Southwest corner of the Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$ SW $\frac{1}{4}$) of Section Thirty-six, Township Thirteen South, Range Three West (36-T13S-R3W), of the 6th P.M. in Saline County, Kansas;

Thence south Two Hundred Sixty-four and Zero Hundredths (264.00) feet;

Thence west Four Hundred Ninety-five and Zero Hundredths (495.00) feet;

Thence north Two Hundred Sixty-four and Zero Hundredths (264.00) feet to a point on the north line of the Northeast Quarter of the Northwest Quarter (NE $\frac{1}{4}$ NW $\frac{1}{4}$) of Section One, Township Fourteen South, Range Three West (1-T14S-R3W);

Thence west along the north line of the Northeast Quarter of said Northwest Quarter (NE $\frac{1}{4}$ NW $\frac{1}{4}$) a distance of Thirty and Zero Hundredths (30.00) feet to the Northwest corner thereof;

Thence south following the east line of the West Half of the Northwest Quarter (W $\frac{1}{2}$ NW $\frac{1}{4}$) of Section One, Township Fourteen South, Range Three West (1-T14S-R3W), of the 6th P.M. to a point Five Hundred Twelve and Zero Hundredths (512.00) feet North of the South line of the Northwest Quarter (NW $\frac{1}{4}$) of said Section One (1) being the center of Fifth Street and the Salina Flood Control Levee;

Thence west on the centerline of the Salina Flood Control Levee, to the Point of Beginning.

Said Tract contains Mulberry Creek Addition, Stimmel School Addition, Surveyor's Plat No. 53, Interstate District South of I-70 an Addition, and Interstate District Southwest of I-70 an Addition, all to the City of Salina, Saline County, Kansas.

- Map

A map outlining Neighborhood Revitalization Areas No. 1 and No. 2 and Special Core District Areas 1A and 2A, 3 and No. 4 depicting the existing parcels of real estate therein is attached and made part of this plan as Exhibit A on the following page.

Section 1b

ASSESSED VALUATION OF LAND AND BUILDINGS

The current assessed valuation of the 6,310 parcels of real estate in Neighborhood Revitalization Area No. 1, N.R.A. No. 1a, N.R.A. No. 2, N.R.A. No. 2a and N.R.A. No. 3, N.R.A. No 4 and N.R.A. No. 5 is \$590,760,142. Updates are available in the Development Services Department.

Section 1c

OWNERS OF RECORD

The names and addresses of owners of record of real estate located within Neighborhood Revitalization Area No. 1, 1A, 2, 2a, 3, 4 and 5 are available on request from the Development Services Department.

Section 1d

ZONING AND LAND USE

A zoning district classification map and list of zoning districts for N.R.A. 1, 2, 2A, 3 and 4 are available on request from the Development Services Department. An existing land use map is available on request, as well as the future land use map which is a component of the Comprehensive Plan of the City of Salina, which is located on the cities website.

Section 1e

**MUNICIPAL SERVICE IMPROVEMENT PLANS
IMPACTING ALL AREAS INCLUDING IH THE NRA**

The City of Salina adopts a multi-year Capital Improvement Program, updated annually. All identified projects are subject to City Commission budgeting, appropriation of funds and prioritization.

Identified projects impacting both subject revitalization areas include:

(a) **Water and Sewer**

- Sanitary Main Repairs
- Sanitary Sewer Lift Station Repairs
-
- Water Main Repairs
- Water Main Replacement of Piping (Phase 5, 5, 6, &7)

(b) Housing Rehabilitation

- Complete a Housing Assessment & Study formulating future Housing Programs
- Income-qualified program for use of federal/state grants and local funding for rehabilitation of certain owner occupied homes.
- Emergency Housing Repairs through local funding

(C) General Street Maintenance & Services

Levee Management & Repairs

Sidewalk Renovations including ADA Ramp Installation

Storm Water Management (Land Disturbance Permits & Erosion Control)

Microsurfacing and Crack Sealing of various streets

Mill and Inlay of various streets

Traffic Control – Painting Crosswalks, Repair & Maintain Traffic Signals,

Section 2a

ELIGIBLE INDIVIDUAL HISTORIC AND SIGNIFICANT STRUCTURES LOCATED WITHIN OR OUTSIDE THE BOUNDARIES OF N.R.A. No. 1 and 1A N.R.A. No. 2 and 2A

Any structure listed on the National/State Register of Historic Places or designated as a local Historic Landmark by the City Commission are eligible for property tax rebates under the program and formula for commercial or residential uses and rehabilitation, alteration or addition to the structure. These structures are found to meet the eligibility standards of K.S.A. 12-17,115 due to their deteriorating condition and that their age, architecture, history and significance makes them worthy of preservation.

Section 2b

IDENTIFICATION OF ELIGIBLE HISTORIC STRUCTURES

(a) National Register/State Register Properties

- 200 South 7th Street (Flanders-Lee House)

Legal Description: Lots 1 and 2, School Park, Original Townsite of the City of Salina, Saline County, Kansas

Owner of Record: Available in the Development Services Department

- 211 West Iron Avenue (former U.S. Post Office – Smoky Hill Museum)

Legal Description: Lots One Hundred Nine (109), One Hundred Eleven (111); One Hundred Thirteen (113), One Hundred Fifteen (115) plus vacated alley, Eighth Street and the West Twenty-five feet (25') of Lots One Hundred Ten (110), One Hundred Twelve (112), One Hundred Fourteen (114) on Seventh Street, Original Townsite of the City of Salina, Saline County, Kansas.

Owner of Record: Available in the Development Services Department

- 153-163 South Santa Fe Avenue (former Fox-Watson Theatre)

Legal Description: East Eighty (80) feet of the South half of Lot One Hundred Thirty-three (133), all of Lots One Hundred Thirty-five (135) and One Hundred thirty-seven (137), Santa Fe Avenue, Original Townsite of the City of Salina, Saline County, Kansas.

Owner of Record: Available in the Development Services Department

- 636 East Iron Avenue (A.J. Schwartz House)

Legal Description: West 85' of East 210' of Lot 4, Block 6, Oakdale Addition to the City of Salina, Saline County, Kansas.

Owner of Record: Available in the Development Services Department

- 211 West Prescott Street (Prescott-Foley House)

Legal Description: The West 104 feet of Lots Two (2) and Four (4); the West 105 feet of the North 25 feet of Lot 6 and West 2½ feet of the South 75 feet of Lot 6, Highland Avenue, and the East 2½ feet of Lots 1 and 3, 9th Street, Prescott Addition to the City of Salina, Saline County, Kansas.

Owner of Record: Available in the Development Services Department

- 100 Mt. Barbara Road (Sheldon-Nelson House)

Legal Description: A tract in the Northeast Quarter (NE ¼) of Section Eighteen (18), Township Fourteen (14) South, Range Two (2) West of the Sixth Principal Meridian in Saline County, more particularly described as follows:

Beginning 745' East and 1,025' South of the northwest corner of said quarter section; Thence North 248 feet; Thence Northeasterly 115 feet; Thence south and parallel with curb 28 feet; Thence Southeasterly 96.1 feet; Thence Northeasterly 40.35 feet; Thence Northwesterly 100.2 feet; Thence Northeasterly 141.3 feet; Thence Northwesterly 21 feet; Thence Northeasterly 156 feet; Thence Southwesterly 45 feet; Thence Southwesterly 165 feet; Thence Southwesterly 96.4 feet; Thence Southeasterly 274.9 feet; Thence Southeasterly 69 feet; Thence West 355 feet; Thence North 15 feet; Thence West 42 feet to the point of beginning.

Owner of Record: Available in the Development Services Department

- 336 South Santa Fe Avenue (Salina Masonic Temple)

Legal Description: Lots 181, 183, 185 and 187 on Seventh Street and Lots 182, 184, 186 and 188 on Santa Fe Avenue, Original Townsite of the City of Salina, Saline County, Kansas.

Owner of Record: Available in the Development Services Department

(b) Locally Designated Historic Landmarks

- 683 South Santa Fe Avenue (Sampson-Litowich House)

Legal Description: Lot Forty (40), Block Two (2), Santa Fe Park Addition to the City of Salina, Saline County, Kansas.

Owner of Record: Available in the Development Services Department

- 352 North Santa Fe Avenue (former Missouri Pacific Depot)

Legal Description: Lot Nineteen (19), Santa Fe Avenue, Original Townsite of the City of Salina, Saline County, Kansas.

Owner of Record: Available in the Development Services Department

- 630 East Iron Avenue (Charles L. Schwartz House)

Legal Description: West One Hundred Thirty Feet (130') of Lot 4, Block 6, Oakdale Addition to the City of Salina, Saline County, Kansas.

Owner of Record: Available in the Development Services Department

- 238 South 10th Street (Ezra Dow House)

Legal Description: Lot 6, Maple Grove Addition to the City of Salina, Saline County, Kansas.

Owner of Record: Available in the Development Services Department

- 245 North 9th Street (former Saline County Courthouse)

Legal Description: Court House Park, Bishop's Addition to the City of Salina, Saline County, Kansas.

Owner of Record: Available in the Development Services Department

- 2035 East Iron Avenue (former Marymount College Administration Building)

Legal Description: All that part of Lot Three (3), Surveyor's Plat No. 34 in Section Eighteen (18), Township Fourteen (14) South, Range Two (2) West of the 6th Principal Meridian, in Saline County, Kansas, which is more particularly described as follows:

Commencing at the northeast corner of said Section 18; thence N89°53'45"W, thirty (30.00) feet to the point of beginning; thence N89°53'45"W along the north line of said Section 18, Three Hundred Eighty-seven and Twenty Hundredths (387.20) feet; thence S00°16'55"W, Four Hundred Twenty-two and Ninety-nine Hundredths (422.99) feet; thence S89°53'45"E, Three Hundred Eighty-five and Twenty-five Hundredths (385.25) feet; thence N00°32'50"E, Four Hundred Twenty-three (423.00) feet back to point of beginning.

The above-described tract of land contains 3.750 acres more or less.

And Commencing at the northeast corner of said Section Eighteen (18), thence west along the north line of said Section Eighteen (18) on a bearing of N89°53'45"W, Four Hundred Seventeen and Twenty Hundredths (417.20) feet; thence S00°16'55"W, One Hundred Sixty-seven and Twenty-two Hundredths (167.22) feet to the point of beginning; thence continuing S00°16'55"W, Two Hundred Fifty-five and Seventy-seven Hundredths (255.77) feet, said point being on the north right-of-way of Iron Street; thence N89°53'45"W, along the said north right-of-way, Ninety-two and Seventy-four Hundredths (92.74) feet; thence N8°20'10"E, Ninety-three and Three Hundredths (93.03) feet; thence N25°07'40"E, One Hundred Thirty-two and Eighty-nine Hundredths (132.90) feet; thence N 29°06'47"E, Forty-nine and Fifty Hundredths (49.50) feet back to the point of beginning.

The above described tract of land contains .337 acres more or less.

Owner of Record: Available in the Development Services Department

- 201 South 8th Street (former First Christian Church)

Legal Description: Lots 4 and 5, School Park, in the City of Salina, Saline County, Kansas. The above-described tract of land contains .287 acres more or less.

Owner of Record: Available in the Development Services Department

- 509 East Elm Street (former Dunbar Elementary School)

Legal Description: Lots 37 through 47 alt. Second Street and Lots 19 through 24 inc. Front Street, Original Townsite of the City of Salina, Saline County, Kansas. The above-described tract of land contains 1.72 acres, more or less.

Owner of Record: Available in the Development Services Department

- 850 South Santa Fe Avenue (C. E. Robinson House)

Legal Description: Lots Twenty-six (26) and Twenty-eight (28), Block Eight (8), Bonds Addition to the City of Salina, Saline County, Kansas.

Owner of Record: Available in the Development Services Department

- 410 West Ash Street (Memorial Hall)

Legal Description: All Bishop's Reserve, Replat of Bishop's Addition to the City of Salina, Saline County, Kansas. The above-described tract of land contains One and Seventy-eight Hundredths (1.78) acres, more or less.

Owner of Record: Available in the Development Services Department

- 100 South College Avenue (Endiron House)

Legal Description: The East Fifty Feet (50') of Lots 4 and 5 and the East Fifty Feet (50') of the North One-half of Lot 6 on West Place; and Lots 7, 8 and the North One-half of Lot 9 on College Avenue, all in the Replat of Part of University Addition to the City of Salina, Saline County, Kansas.

Owner of Record: Available in the Development Services Department

- 205 North Front Street (Anderson Brothers Broom Factory)

Legal Description: Lot 38 on Front Street in the Original Town of Salina, Saline County, Kansas.

Owner of Record: Available in the Development Services Department

Section 2c

FORMER SCHOOL BUILDINGS ELIGIBLE AS INDIVIDUAL SIGNIFICANT STRUCTURES

Certain deteriorating former school buildings identified below are found to be historically and culturally significant and worthy of preservation. These buildings are eligible for property tax rebates under the formula for commercial or residential uses and rehabilitation, alteration or addition to the structure. New construction is not eligible unless the property is located within N.R.A. No. 1, N.R.A. No. 1A, N.R.A. No. 2 or N.R.A. No. 2A and is subject to those limitations and requirements.

- Former Roosevelt-Lincoln Middle School (Roosevelt Building and Lincoln Building)

Address: 210 West Mulberry Street

Legal Description: The School Park in the Middle of Block and Lots 6-10 in the School Park, Original Townsite of the City of Salina, Saline County, Kansas.

Owner of Record: Available in the Development Services Department

- Former Franklin Elementary School

Address: 820 South 9th Street

Legal Description: Lots 11-22 in Block 8, 9th Street Plat of the West View Addition to the City of Salina, Saline County, Kansas.

Owner of Record: Available in the Development Services Department

- Former Bartlett Elementary School

Address: 300 South 9th Street

Legal Description: Lots 26 and 27 and Lots 30 and 32 in Plat A and Lots 1, 3, 5 and 7 on 10th Street and Lots 2 and 4 on 9th Street in the Seitz Addition to the City of Salina, Saline County, Kansas.

Owner of Record: Available in the Development Services Department

- Former Lowell Elementary School

Address: 1009 Highland Avenue

Legal Description: Lots 7-19 Alternate on Republic Avenue and Lots 8-10 Alternate on Beloit Avenue in the Grounds of Kansas Wesleyan University Addition to the City of Salina, Saline County, Kansas.

Owner of Record: Available in the Development Services Department

Section 3

PROPERTY ELIGIBLE FOR A TAX REBATE

Residential Property:

- (a) Rehabilitation, alterations and additions to any existing residential structure, including the alteration of a single-family home into a multi-family dwelling, shall be eligible.
- (b) Construction of new residential structures, including the conversion of all or part of a non-residential structure into a residential structure, shall be eligible, except that new construction shall not be eligible on the site of individually identified buildings located outside N.R.A. No. 1, 1A., 2, 2A, 3, 4 & 5.
- (c) Improvements to existing or construction of new residential accessory structures such as garages, gazebos, storage buildings, workshops, swimming pools, etc., shall not be eligible.
- (d) Eligible residential property may be located anywhere within Neighborhood Revitalization Area No. 1, 1A., 2, 2A, 3, 4 & 5, or be an individually identified eligible building.

Commercial/Industrial Property:

- (a) Rehabilitation, alterations and additions to any existing commercial structure used for retail, office, manufacturing, warehousing, institutional or other commercial or industrial purposes shall be eligible.

Construction of new commercial structures, including the conversion of all or part of a non-commercial structure into a commercial structure, used for retail, office, manufacturing, warehousing, institutional or other commercial or industrial purposes shall be eligible, except that new construction shall not be eligible on the site of individually identified buildings located outside N.R.A. No. 1, 1A, 2, 2A, 3 or No 4.

- (b) Improvements to existing or construction of new structures used for public utility or railroad purposes shall not be eligible.
- (c) Eligible commercial or industrial property must be located within the special Core districts as amended. (Neighborhood Revitalization Areas No. 1A, 2, 2A, 3, 4 or No 5 or be an individually identified eligible building).

Section 4

CRITERIA FOR DETERMINATION OF ELIGIBILITY

- (a) An application for rebate must be filed within sixty (60) days of the issuance of a building permit.
- (b) The minimum investment in an improvement shall be \$10,000 for residential property and \$20,000 for commercial and industrial property.
- (c) The minimum increase in assessed value shall be 10% for residential property and 20% for commercial and industrial property as determined by the Saline County Appraiser, following substantial completion of the improvement.
- (d) Property eligible for property tax incentives or abatement under any other program adopted pursuant to statutory or constitutional authority shall be eligible to submit only one application per project.
- (e) An approved tax rebate shall apply to the property itself and transfer to the new owner when a property is sold.

Section 5

CONTENTS OF AN APPLICATION FOR A PROPERTY TAX REBATE

An application for a rebate of property tax increments shall contain the following information:

Application Part I:

1. Owners name
2. Owner's mailing address
3. owner's daytime phone number
4. Address of property
5. Legal description of property
6. Parcel I.D. No.
7. Building permit No.
8. Existing use of property
9. Proposed use of property
10. Age of principal building(s)
11. Occupancy status during last 5 years
12. Buildings proposed to be demolished or which have been demolished within the prior twelve months.
13. Proposed improvements
14. Estimated cost of improvements
15. Date construction started
16. Estimated date of completion of construction
17. County Appraiser's statement of existing/base assessed valuation of improvement on the property.

Application Part II:

1. Status of construction as of January 1 following commencement
2. County Appraiser's statement of increase in assessed valuation of improvements
3. County Clerk's statement of tax status
4. City Clerk's statement of special assessment status and B.I.D. payment status (if applicable)
5. Planning Director's statement of program conformance

Section 6

PROCEDURE FOR SUBMISSION OF AN APPLICATION

1. The applicant shall obtain an Application for Tax Rebate from the City's Community and Development Services Department when obtaining a building permit application.
2. The applicant shall complete and sign PART 1 of the application and file the original with the Development Services Department within sixty (60) days following issuance of the building permit.
3. The Development Services Department shall forward the application to the Saline County Appraiser's Office for determination of the existing/base assessed valuation of the improvements.
4. Upon completion by the Appraiser's Office the Development Services Department will return the application to the applicant. If the applicant has questions or concerns regarding the existing/base valuation set, a meeting may be arranged with the County Appraiser. The applicant shall certify the status of the improvement project as of January 1 following the commencement of construction by completing and signing PART 2 of the application. If the project is complete, City staff shall file the application with the County Appraiser's office on the applicant's behalf on or before December 1, preceding the commencement of the tax rebate period.
5. On January 1, the County Appraiser shall conduct an on-site inspection of the construction project and determine the new valuation of the real estate and shall complete his portion of the application and shall report the new valuation to the County Clerk by June 1. The tax records on the project shall be revised by the County Clerk's Office.
6. Upon determination by the County Appraiser's office that the improvements meet the percentage test for rebate and by the City Clerk's office that the taxes, assessments and fees on the property are not delinquent, the Development Services Department shall certify that the project and application does or does not meet the requirements for a tax rebate. The City Finance Department shall then calculate and notify the applicant of the rebate amount due for each year of the rebate period.
7. The property owner shall pay taxes to the County Treasurer and submit a paid receipt to the City Finance Department. Within 30 days of submittal, a tax rebate check shall be issued. The receipt must be presented by August 20 or the rebate for that year shall be forfeited. On or before September 10, the City Finance Department shall provide the County Treasurer with a report of tax rebates paid. The County Treasurer will reduce the September 20 tax distribution for each participating taxing unit by the proportionate amount. Said amounts shall be placed in a Neighborhood Revitalization Fund and paid to the City as a reimbursement. The County Clerk shall file a tax abstract with the state reflecting the reduction in distributions.
8. The Development Services Department shall inform the County Clerk and City Finance Department thirty (30) days prior to the expiration of the final rebate period for each property receiving a tax rebate.

Section 7

STANDARDS AND CRITERIA FOR REVIEW AND APPROVAL

1. The property for which a rebate is requested shall conform with all applicable city ordinances, codes and regulations in effect at the time the improvements are made and shall remain in conformance for the duration of the rebate period or the rebate may be terminated by action of the City Commission.
2. Any property that is delinquent in any tax payment, special assessment, or mandatory BID service fee assessments, shall not be eligible for a rebate until such time as all amounts due have been paid.
3. Following establishment of the increase in assessed value resulting from a specific improvement, a fixed rebate amount for years 1-5 and 6-10 shall be calculated by the Finance Director based on the percentage increase between before and after property valuations for qualifying improvements. This rebate amount shall remain unchanged during the each 5 year rebate period unless there is a decrease in assessed valuation on the property in which case the fixed rebate amount shall be reduced proportionately with the reduction in the after improvement value. When additional eligible improvements are made to the property in subsequent years and a new application is approved, the rebate amount and 10 year rebate period shall be tracked separately and independently of any previously approve rebates.
4. If a property improvement is not substantially complete on the next January 1 following submittal of an application, there shall be no rebate for that year, reducing the eligible period by one year. If the improvement is not substantially complete on the next January 1, the application shall be considered withdrawn.
5. If an existing building is relocated to a new site, the value of the building prior to relocation shall be deducted from the value of the property after relocation and rehabilitation.
6. No requests for a rebate of taxes paid during a particular year shall be accepted if submitted after August 20 of that year.

Section 8

TAX REBATE FORMULA

The following formulas shall be used for determining the rebate amount and number of years of rebate eligibility under the Neighborhood Revitalization Program:

Residential Projects:

	<u>YEARS 1-5</u>	<u>YEARS 6-10</u>
A. Rehabilitation, alteration or addition *	50% **	25%
* If the structure is at least 50 years old or has been vacant for at least five consecutive years, the rebate shall be 100% for years 1-5 and 50% for years 6-10.		
B. New Structure	100%	50%

Commercial/Industrial Projects:

	<u>YEARS 1-5</u>	<u>YEARS 6-10</u>
A. Rehabilitation, alteration or addition *	75%	50%
* If the structure is at least 50 years old or has been vacant for at least five consecutive years, the rebate shall be 100% for years 1-5 and 50% for years 6-10.		
B. New Structure	50%	25%

Note: If an existing building on the site has been demolished with all required authorizations and permits, the property is eligible under the program. If the demolition has occurred within the twelve months prior to application, the value of the demolished building shall be taken into account in determining the rebate amount. This shall be accomplished by use of the structure's prior value in determining the existing/base value, or alternatively by deducting the value of the demolished building from the final value of the new building.

** The tax rebate formulas above shall be used to calculate an initial rebate amount for Years 1-5 and Years 6-10 which shall remain fixed during the 10 year rebate eligibility period.

Section 9

ADMINISTRATIVE PROCEDURES

The City Manager or his designee shall have the administrative authority and discretion to approve or reject applications based on the standards and criteria in the Plan. In addition, if an applicant disagrees with the Finance Director's calculation of the rebate amount the Finance Director's determination may be appealed to the City Manager. The City Manager or his designee shall have the authority to make reasonable administrative guidelines and interpretations necessary in carrying out the Plan, consistent with its purpose. If an applicant is dissatisfied with the City Manager's decision, a written appeal may be submitted to the City Commission for final determination.