

NEIGHBORHOOD REVITALIZATION PLAN

ADOPTED MAY 2, 2016

ORDINANCE NO. 2094

City of Augusta, Kansas Neighborhood Revitalization Plan

Purpose and Factual Findings

This plan is intended to promote the revitalization of certain areas of the City of Augusta through the rehabilitation, conservation or redevelopment of those areas in order to protect the public health, safety or welfare of the residents of the City. More specifically, a tax rebate incentive will be available for certain improvements or renovation of property within the area.

In accordance with the provisions of K.S.A. 12-17, 114 *et seq.*, the City Council has considered the existing conditions and alternatives with respect to the designated Area, the criteria and standards for a tax rebate and the necessity for Interlocal cooperation among the other taxing units. Accordingly, the Council has carefully reviewed, evaluated and determined the Area meets one or more of the conditions to be designated as a “neighborhood revitalization area.”

Legal Description of Neighborhood Revitalization Area

The legal description of the Augusta Neighborhood Revitalization Area is attached to this plan as Exhibit A.

Map of Neighborhood Revitalization Areas

A map outlining the Neighborhood Revitalization Areas for the City of Augusta is attached to this plan as Exhibit B.

Appraised Value of Real Property

The appraised valuations of the real estate contained in the Neighborhood Revitalization Area are available at the Augusta City Hall, via the Butler County GIS Mapping Database.

Listing of Owners of Record in Area

The names and addresses of each owner of record of real estate within the Neighborhood Revitalization Area are available at the Augusta City Hall, via the Butler County GIS Mapping database.

Zoning and Land Uses

The City of Augusta Zoning Map and the Future Land Use Map, which show the zoning classifications and land uses in the Neighborhood Revitalization Area, are hereby incorporated by reference and are available at City Hall.

Criteria for Determination of Eligibility

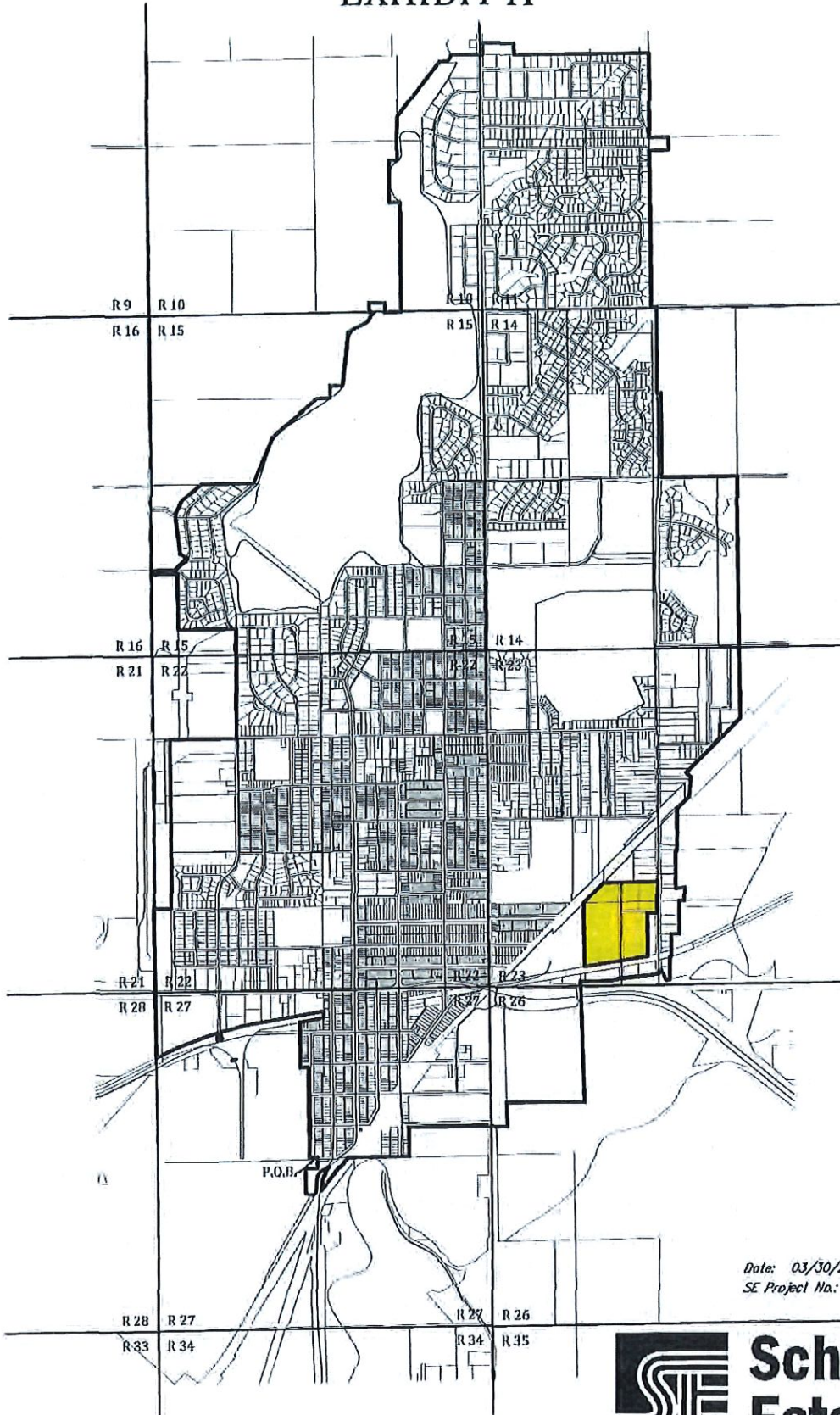
1. Real property is eligible, including residential and all commercial types.
 - 1.1. All real property and improvements within the City of Augusta are eligible if it meets the criteria determined within this plan.

- 4.2. The estimated construction cost of the project, as shown on the corresponding building permit, must reflect a minimum value of:
- 4.2.1. Residential: At least \$5,000 or ten percent (10%) of the assessed valuation of the building(s) on the property as determined by the County Appraiser's current records, whichever is higher. Maximum of five (5) years for new construction in a subdivision and ten (10) years for infill development and rehabilitation projects. 95% tax rebate.
 - 4.2.2. Non-Residential: At least \$10,000 or fifteen percent (15%) of the assessed valuation of the building(s) on the property as determined by the County Appraiser's current records, whichever is higher. Maximum of five (5) years. 95% tax rebate.
- 4.3. All new as well as existing improvements on property must conform to adopted zoning, building/trade, and other applicable regulations in effect in the Neighborhood Revitalization Program target area at the time the improvements are made and must remain in conformance with such regulations for the duration of the rebate period. Failure to remain in compliance may result in termination of the rebate. **Permits must be approved before commencement of construction.**
- 4.4. Any property that is delinquent in payment to Butler County of real estate tax and/or special assessment will forfeit any current and future rebates; however, the City of Augusta, at their sole discretion, may reinstate any NRP property **one time** after being delinquent on the abovementioned taxes or assessments during the life the property's participation in the NRP program. No property shall be granted such consideration for reinstatement if it was disqualified from the NRP program prior to July 1, 2016, or has previously been granted this allowance.
- 4.5. Only owners are eligible for tax rebates. If the property that has been approved for a tax rebate is sold, the rebate remains in effect and will transfer to the new property owner.
- 4.6. City and County staff shall have the authority and discretion to approve or reject applications based on the *eligibility standards and review criteria contained herein*. If any applicant is dissatisfied with city staff's decision, a written appeal may be submitted to the Augusta City Council for final determination. If any applicant is dissatisfied with county staff's decision, a written appeal may be submitted to the Butler County Board of County Commissioners.
- 4.7. Properties eligible for tax incentives under any other program shall be eligible to submit applications under only one program at a time.

Application Procedure

1. Obtain a Neighborhood Revitalization Program application from the Community Development Department.

EXHIBIT A



Date: 03/30/2016
SE Project No.: 1603WM05



Twenty-seven (T27) South, Range Four (R4) East of the Sixth Principal Meridian; thence North 0 deg 33 min 0 sec East along the East line of said Southwest Quarter (SW/4), a distance of 87.40 feet; thence East 30 feet to the North right-of-way line of Highway 54; thence South 30 deg 43 min East along the North right-of-way line of Highway 54, a distance of 185.6 feet; thence North 79 deg 53 min East, a distance of 52.10 feet; thence North parallel with the West line of the Southeast Quarter (SE/4) of said Section Twenty-three (S23), a distance of 330.08 feet to a point on the South right-of-way line of the Burlington Northern Santa Fe Railroad (formerly St. Louis and San Francisco Railway Company); thence Easterly along said railroad right-of-way to a point that is 200 feet normal distance from the West line of said Southeast Quarter Section Twenty-three (S23); thence North parallel with said West line of the Southeast Quarter (SE/4) Section Twenty-three (S23) to a point that is 523 feet South and 200 feet East of the Northwest Corner (NW/C) of the Southwest Quarter (SW/4) of the Southeast Quarter (SE/4) Section Twenty-three (S23); thence East 130 feet; thence North parallel with the West line of said Southwest Quarter (SW/4) Southeast Quarter (SE/4), a distance of 523 feet more or less to the North line of the Southwest Quarter (SW/4) Southeast Quarter (SE/4), a distance of 80 feet; thence North parallel with the West line of said North Half (N/2) Southeast Quarter (SE/4), a distance of 200 feet; thence West 142.76; thence North parallel with said West line of North Half (N/2) Southeast Quarter (SE/4), a distance of 610 feet; thence East 27.76 feet; thence North parallel with said West line North Half (N/2) Southeast Quarter (SE/4), a distance of 621.91 feet to the Easterly right-of-way line of the Burlington Northern Santa Fe Railroad; thence Northeasterly along said right-of-way to a point that is 431.74 feet normal distance from the West line of the Northeast Quarter (NE/4) Section Twenty-three; thence North parallel with said West line Northeast Quarter (NE/4) Section Twenty-three to the Westerly right-of-way of the Burlington Northern Santa Fe Railroad; thence Northeasterly along said West right-of-way to the centerline of Campbell Road lying along the South line of Oak Ridge Mobile Home Park; thence continuing Northeasterly along said West right-of-way to the East line of the West Half (W/2) Northeast Quarter (NE/4) Section Twenty-three (S23); thence North along said East line of the West Half (W/2) Northeast Quarter (NE/4) to the Northeast Corner (NE/C) of said West Half (W/2) Northeast Quarter (NE/4) Section Twenty-three (S23); thence North to Northeast Corner (NE/C) of the West Half Southeast Quarter (W/2 SE/4) Section Fourteen (S14); thence West along the North line of said Southeast Quarter (SE/4) Section Fourteen (S14) to a point that is 143 feet East of the Southwest Corner (SW/C) Northeast Quarter (NE/4) said Section Fourteen (S14); thence North parallel with the West line of said Northeast Quarter (NE/4) Section Fourteen (S14), a distance of 1320 feet; thence West 68 feet to a point that is 75 feet East of the East line of the Northwest Quarter (NW/4) said Section 14 (S14); thence North parallel with the East line of said Northwest Quarter (NW/4) Section Fourteen (S14) to the North line of said Northwest Quarter (NW/4) Section Fourteen (S14); thence West 75 feet to the Southeast Corner (SE/C) of the Southwest Quarter (SW/4) of Section Eleven (S11); thence North to the Southeast Corner (SE/C) of the North Half (N/2) Southwest Quarter (SW/4) Section 11; said point being the Southeast Corner of The Lake at Country Hills Addition; thence North to a point on the East line of the North Half (N/2) Southwest Quarter (SW/4) Section 11 that is 200 feet South of the Northwest Corner

East of the Southwest Corner of the North Half of the Southwest Quarter, Section 22 (S22); thence West 275.00 feet to the Southwest Corner of the North Half of the Southwest Quarter, Section 22 (S22); thence South to the North right-of-way line of the Butler County Board of County Commissioners Railroad right-of-way (formerly Burlington Northern Railroad); thence Northeasterly along said right-of-way line to a point that is North 89 deg 30 min 31 sec East, a distance of 977.37 feet, and South 0 deg 36 min 09 sec East along the extended west line of Lulu Street as established in Book 2013, Page 6804, a distance of 630.66 feet from the Northwest corner (NWc) for the Northwest Quarter (NW/4) of Section 27 (S27), Township 27 South (T27S), Range 4 East (R4E); thence South 0 deg 36 min 9 sec East, a distance of 103.95 feet to the South right-of-way line of the Butler County Commissioners Railroad right-of-way; thence along a curve to the right having a radius of 5679.65 feet, a central angle of 0 deg 47 min 51 sec, and a chord bearing of North 73 deg 49 min 00 sec East, a distance of 79.06 feet; thence North 15 deg 47 min 04 sec West, a distance of 100 feet to the North right-of-way line of the Butler County Board of County Commissioners Railroad right-of-way; thence Northeasterly along said right-of-way to the East line of the Northwest Quarter, Section 27 (S27); thence South 100.00 feet to the South right-of-way line of the Butler County Board of County Commissioners Railroad right-of-way; thence Southwesterly along said right-of-way line to the Northwest Corner of W.E. Brown's Addition to the City of Augusta; thence South to the South right-of-way of Fifth Avenue in the City of Augusta; thence East 140.00 feet to the West right-of-way line of Oak Street in the City of Augusta; thence South to the North line of the Southwest Quarter (SW/4) of Section Twenty-seven (S27); thence East to the point of beginning, said point being 130.39 feet West of the Northeast Corner (NE/C) of the Southwest Quarter (SW/4) of said Section Twenty-seven (S27), Township Twenty-seven South (T27S), Range Four East (R4E) of the Sixth Principal Meridian, Butler County, Kansas

EXCEPT Augusta Industrial Park, an Addition to Augusta, Kansas

See Exhibit A