

NEIGHBORHOOD REVITALIZATION PLAN

CITY OF HUTCHINSON

June 1, 1997

Amended October, 1997

Amended March, 2000

Administrative Amendment August, 2011

Amended October, 2015

Amended December, 2015

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The Neighborhood Revitalization Plan will be reviewed by the City Council and Reno County every three years, at which time modifications to the Program may be considered.

INTRODUCTION

PURPOSE

In accordance with K.S.A. 12-17, 114- 12-17, 120, the governing body of any municipality may designate any area within the municipality as a Neighborhood Revitalization Area, where the governing body finds that the rehabilitation, conservation or redevelopment of the area is necessary to protect the public health, safety or welfare of the residents of the municipality.

PART 1

LEGAL DESCRIPTION OF AREA AND MAP

Legal Description of Neighborhood Revitalization Area

Generally, the reinvestment zone is all areas within the Hutchinson city limits south of the north street right-of-way of 11th Avenue and extended, containing 7177 acres (11.214 square miles), more or less.

The legal description of the zone is as follows:

The City Limits of Hutchinson south of a line beginning at the north line of the Nickerson Boulevard right-of-way and the west City Limits line; thence southeasterly along said right-of-way to a point where it intersects the west right-of-way line of Arthur Street; thence northerly along said west right-of-way to the north right-of-way line of 11th Avenue; thence easterly along said right-of-way line of 11th Avenue to the east right-of-way line of Airport Road; thence continuing easterly along said north right-of-way line extended to the east City Limits line.

Map

A map outlining the Neighborhood Revitalization Area and depicting the existing parcels of real estate therein is attached to this plan as Exhibit A.

PART 2

ASSESSED VALUATION OF LAND AND BUILDINGS WITHIN THE AREA

The assessed valuation of the parcels in 1997 of real estate in the proposed Neighborhood Revitalization area is \$29,830,834.00.

PART 3

LISTING OF OWNERS OF RECORD IN AREA

The names and addresses of the owners of record of real estate within the area are available at the Reno County Appraiser's Office.

PART 4

EXISTING ZONING AND LAND USE

A zoning district classification map and a list of zoning districts, as may be amended from time to time, for the area is on file in the City Planning and Development Office.

PART 5

CAPITAL IMPROVEMENTS PLANNED FOR THE AREA

The proposed Five Year Capital Improvement Program (1997) and other projects proposed by the City of Hutchinson include the following improvement projects in the zone.

Street and Bridge Improvements

- Reconstruct 4th Avenue from Elm to Lorraine
- Reconstruct 4th Avenue from Whiteside to west of viaduct
- Replace 4th Avenue bridge over Eastside Ditch
- Pave and drain Chemical Street, West 9th Avenue
- Replace bridges over Cow Creek at Avenues B and F
- Reconstruct Avenue F from Adams to Monroe
- Overlay K-96 from Adams to West city limits
- Intersection redesign at Hendricks and K-96
- Railroad crossing repairs at various locations
- Paving of dirt streets in Grandview Park vicinity

Parks and Recreation

- Renovation of Grandview Park
- Lighting of Carey Park ball diamonds
- Completion of Avenue Park at Main; and Avenue A
- Annual reforestation program
- Centennial Park restrooms
- Carey Park golf course green renovation

Public Buildings

- Fire sprinkler system in Memorial Hall
- Consolidated Public Works Building
- Zoo Visitors Center

Water and Sewer

- Sewer replacement at Cowboy Casino
- F Street sewer replacement
- Storm water extension from Avenue G to Halstead
- Replace lift stations at 9th and Whiteside; 1st and Hendricks: Aurora and 14th Avenue; 11th and Hendricks
- Sewer replacement along 7th from Monroe to Washington
- Replace storm sewer boxes at Maple Street – 9th and 10th; Sherman- Madison and Jefferson; Plum-5th and 6th; Washington – 7th and 8th; Bonebrake- Ave A and Ave B

- Water main replacement at 5th and Adams
- Monroe – Van Buren Sewer Replacement
- Replace Carey Park lift station
- Replace sewer 2nd Street

Neighborhood Improvements

- Housing Rehabilitation
- Sidewalks and residential street improvement program (annual)
- Street Lighting (annual)
- Property maintenance and clean-up
- Demolition of dangerous buildings
- Chip and seal program (annual)

PART 6

ELIGIBILITY REQUIREMENTS

The following types of projects shall be considered eligible for tax rebates under this plan, if legally permitted by the City Zoning Regulations:

Residential Property

1. 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. Reroofs shall not be eligible.
2. Construction of new residential structures, including the conversion of all or part of a non-residential structure into a residential structure, shall be eligible.
3. Improvements to detached accessory structures such as garages, workshops and storage sheds are eligible. Recreational improvements, such as swimming pools and tennis courts, shall not be eligible.

Commercial/Industrial Property:

1. 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.
2. 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.
3. Improvements to existing or construction of new structures used for public utility or railroad purposes shall not be eligible.
4. Installation of paved parking areas to meet the requirements of the Zoning Regulations shall be considered eligible.

PART 7

CRITERIA FOR DETERMINATION OF ELIGIBILITY

1. Construction of an improvement must have been commenced on or after June 1, 1997, the effective date of enactment of the tax rebate program, as documented by a building permit.
2. An application for rebate must be filed at the time of application for a building permit for an eligible improvement type.
3. Prior to commencement of work on the improvement project, the property owner or contractor shall make arrangements with the Reno County Appraiser for a pre-project assessment.
4. The minimum investment toward an improvement shall be \$7,000 for residential property and \$20,000 for commercial and industrial property, as documented by the building permit.
5. In order to be eligible to receive a tax incentive under this plan, the minimum increase in assessed value shall be 5% for residential property and 15% for commercial and industrial property, as determined by the Reno County Appraiser following partial or total completion of the improvement.
6. Property eligible for local tax incentives under any other program adopted pursuant to statutory or constitutional authority shall be eligible to submit only one application per project.
7. The property for which a rebate is requested shall conform with all applicable city 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 shall be terminated. This includes new as well as existing improvements on the property.
8. Any property subject to unpaid tax liens beyond the tax payable date prescribed by statute shall not be eligible for participation; and any participating property shall be terminated from participation if a current tax assessment is not paid in full as of the date payment is required by statute. Tax liens shall be understood to include special assessments and BID assessments.
9. No application shall be considered for an improvement for which an unresolved tax protest has been filed until such time as the protest has been resolved.

10. Renovation of any property on the local, state or national register of historic places will be eligible for a rebate of 100% of the tax increment associated with the improvement project for 10 years.

PART 8

CONTENTS OF APPLICATION FOR TAX REBATE

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

Part I

1. Owner's 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 buildings(s)
11. Occupancy status during last 5 years
12. Buildings proposed to be or actually demolished
13. Proposed improvements
14. Estimated cost of improvements
15. Date construction started
16. Estimated date of completion of construction
17. Reno County Appraiser's statement of existing assessed valuation of improvements.

Part II

1. Status of construction as of January 1 following commencement of the improvement project
2. Reno County Appraiser's statement of increase in assessed valuation of improvements
3. Reno County Clerk's statement of tax status
4. City Clerk's statement of special assessment status
5. City Planning Director's statement of program conformance
6. City Building Official's certification that the project meets code requirements and has obtained the necessary and required inspections

PART 9

PROCEDURES TO SUBMIT APPLICATION

1. The applicant shall obtain and submit a Neighborhood Revitalization Plan Application for Tax Rebate from the City Planning and Development Department when filing for a building permit.
2. The applicant shall complete and sign Part 1 of the application and file the original with the City Planning and Development Department at the time of building permit application.
3. The City Planning and Development Department shall forward the application to the Reno County Appraiser's office for determination of the existing, pre-project appraised valuation of the improvements. No work on the improvement project shall commence until the applicant schedules a pre-project appraisal with the Appraiser, 620-694-1787 (residential) or 620-694-2771 (commercial), and the appraisal has been completed.
4. The applicant shall certify completion of the project immediately following its completion by completing and signing Part 2 of the application and filing the application with the City Planning and Development Department. Projects certified as completed prior to December 31 of any year shall be considered for a tax rebate in the following tax year.
5. The City Planning and Development Department shall obtain certification from the City Building Official that the project is complete or partially complete and all necessary inspections have been performed. The Part 2 form will then be forwarded to the Reno County Appraiser.
6. Following receipt of the Part 2 form, the Reno County Appraiser shall conduct an on-site inspection of the construction project and determine the new valuation of the property as of the date of project completion. Failure of the applicant to timely provide notice of project completion as herein provided may result in a denial of participation in the Plan if such failure prevents the County Appraiser from providing an accurate fair market value of the project property as of its completion date. The new valuation of the property shall be determined and reported to the Reno County Clerk on the Part 2 form by June 15.
7. Upon determination by the Reno County Appraiser's Office that the improvements meet the percentage test for rebate, determination by the Reno County Clerk's office that the taxes and assessments on the property are not delinquent, and determination by City Planning and Development Department that the project and application meets the

requirements for a tax rebate, the Reno County Appraiser's Office shall notify the Reno County Treasurer's Office of the rebate percentage due for each year of the rebate period.

8. Upon the full payment of the real estate tax for the subject property for the initial and each succeeding tax year extending through the specified rebate period, a tax rebate shall be made to the applicant. The tax rebate shall be made within sixty (60) calendar days following due date of payment. The tax rebate shall be made from the Neighborhood Revitalization Fund established by Reno County in conjunction with the other taxing units participating in an Interlocal Agreement. The Reno County Appraiser's Office shall make annual reports on the tax rebate program to the governing bodies of the participating taxing units.
9. The Reno County Appraiser's Office shall inform the Reno County Clerk and Reno County Treasurer's Office thirty (30) calendar days prior to the expiration of the final rebate period for each property receiving a tax rebate.
10. Special Assessments shall not be eligible for rebates under this program.

PART 10

STANDARDS AND CRITERIA FOR REVIEW AND APPROVAL

1. Tax rebate applications under this program shall be submitted at the time of application for a building permit for the improvement project.
2. Improvement projects shall not commence until the applicant has arranged for a pre-project assessment by the Reno County Appraiser's Office.
3. The property for which a rebate is requested shall conform with all applicable city 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 shall be terminated. Rebates are payable to the owner of record at the time the rebate is due.
4. Any property that is delinquent, as defined herein, in any tax payment, special assessment or BID assessments shall have further rebates terminated.
5. Following establishment of the increase in assessed value resulting from a specific improvement (the "incremental value"), the annual applicable tax rebate shall be determined by taking the incremental value times the then current year's accumulated mill levies of participating entities times the applicable rebate percentage (see Part 11).

Reno County shall be entitled to retain as an administrative fee a sum equal to 5% of each calculated tax rebate.

6. The City Manager, or his/her designee, shall have the authority and discretion to approve or reject applications based on the procedural standards and review criteria contained herein. If an applicant is dissatisfied with the City Manager’s decision, a written appeal may be submitted to the City Council for final determination.

PART 11

REBATE FORMULA

AMOUNT AND YEARS OF REBATE ELIGIBILITY

1. For improvements to property located between the west side of Adams and east side of Poplar, in the *reinvestment zone:
2. For improvements to all other property (excluding that in #1) located in the *reinvestment zone:

Year	Rebate*	Year	Rebate*
1	95%	1	95%
2	95%	2	85%
3	95%	3	75%
4	95%	4	65%
5	95%	5	55%
6	50%	6	50%
7	50%	7	50%
8	50%	8	50%
9	50%	9	50%
10	50%	10	50%

3. For improvements to any historic property in the reinvestment zone*:

Year	Rebate*
1	100%
2	100%
3	100%
4	100%
5	100%
6	100%
7	100%
8	100%
9	100%
10	100%

*The Reinvestment zone is all areas in the Hutchinson city limits south of 11th Avenue.