

AGENDA
JOINT CITY/COUNTY/USD #443/DCCC MEETING
The Learning Center, 308 W. Frontview, Dodge City, KS
Monday, October 22, 2018
5:30 p.m.

CALL TO ORDER

ROLL CALL

REPORTS

Housing Report – Joann Knight

RHID Report – Nannette Pogue

Joint Public Hearing regarding the adoption of the Neighborhood Revitalization Plan South Commercial District, and the amendments to the Neighborhood Revitalization Plans North Commercial District, Downtown Commercial District and Residential District.

Resolution No. 2018-18: A Resolution Adopting the City of Dodge City Neighborhood Revitalization Plan South Commercial District and amendments to the Neighborhood Revitalization Plans North Commercial District, Downtown Commercial District, and Residential District.

NEW BUSINESS

1. Discussion and approval of Interlocal Agreement between the City of Dodge City, Ford County, U.S.D. No. 443, and Dodge City Community College regarding the adoption and amendments to Neighborhood Revitalization Plans including the South Commercial District, the North Commercial District, the Downtown Commercial District and the Residential District.

ADJOURNMENT

Memorandum

To: Cherise Tieben, City Manager
From: Nannette Pogue
Date: October 16, 2018
Subject: RHID Report

Attached is the Rural Housing Incentive Report (RHID) for your information. To date, the City of Dodge City has nine active RHIDs. Four of those are 100% complete. The RHIDs are:

Summerlon Phase II
Summerlon Phase III S1
Summerlon Phase III N1
Wagon Wheel
Candletree V
La Estencia I and II
Summerlon Phase V
Candletree 8
Wagon Wheel II

The report shows: the original value of the land when the development was approved; the value that was estimated for the property once build out was complete; the value as of September, 2018 (this would have been valued by the County at the beginning of 2018); the percentage completion of each of the developments; the eligible costs to pay with the RHID tax (on the developments that are just beginning, there may be additional eligible costs); and other columns that show approximate taxes to be completed.

As you can see in the 100% completed districts, all with the exception of La Estencia I and II have exceeded their estimated value at the time of the development plan.

RHID are allowed up to 15 years of incremental property taxes to pay off the eligible costs of the projects. The eligible costs are infrastructure costs (water, sewer, street, electric, gas, street lights), land costs, land preparation costs and other related costs.

The report shows highlighted in yellow the most recent valuation by the County and the original value of the land when the project began. The appraised value of the property in the RHID's have increased 26,036,351. This is a significant increase in valuation.

At least 3 of the projects will pay off early. Candletree V is estimated to pay off at least 6 years early so will come back on to the tax rolls in 2020 or 2021. Wagon Wheel will

pay off 5 years early and come back onto the tax rolls in 2021. It is estimated that Summerlon II will come back on to the tax rolls 2 years early. The districts that are not 100% complete are difficult to estimate when they may come back on to the tax rolls. It depends on how quickly they are built out. It appears that all of the developments with the exception of LaEstencia will pay off before the 15 years.

This report only show the effects of the valuation. It does not include all of the added benefit of more people to the community, the expansion of businesses because the housing stock has increased so they can hire additional people, and other positive benefits of additional housing. I believe that these numbers show that the RHID program in Dodge City has and continues to be successful.

If you have any questions or wish additional information, please let me know.

RHID Report

RHID's currently with Development Plans in place

	Original Value	Value Est. At time of Development Plan	Value as of Sept. 2018	Complete %	Eligible Costs To Pay with Increment Tax	# of Units	Base Tax	Sept. 2018 Collected as of	# of Yrs Remaining	Annual Tax Collected For Remainder of time	Tax Collected for total remaining time	Estimate added for development not completed	Total Estimated Tax Collected	Amount in Excess of Eligible Expense	
Summerton Phase II	81,190	3,200,000	4,345,660	100%	760,190	20	1,803	338,936	9	80,481	724,329		1,063,265	303,075	* Pd off approximately 2 years early
Summerton Phase III S1	95,900	4,505,000	3,723,100	63%	953,693	17	2,191	159,596	11	68,305	751,355	455,426	1,366,376	412,684	*
Summerton Phase III N1	34,920	4,505,000	2,857,840	44%	940,157	17	701	86,104	12	53,411	640,938	826,445	1,553,487	613,331	*
Wagon Wheel	81,590	2,466,000	3,904,940	100%	695,781	36	3,671	391,576	9	70,268	632,413	0	1,023,988	328,207	* Pd off in 2021 - 5 years early
Candletree V	1,070	5,460,000	7,543,680	100%	878,990	39	61	402,374	10	142,777	1,427,767	0	1,830,141	951,151	* Pd off between 2020 and 2021 - approximately 6 years early
LaEstencia I & II	218,400	355,000	2,758,400	100%	1,005,217	80	4,891	266,303	9	47,339	426,048	0	692,350	-312,867	Will not cover all eligible costs
Summerton Phase V	58,660	11,615,000	414,960	4%	2,102,000	56	1,348	538	15	6,509	97,641	2,544,839	2,643,019	541,019	*
Candletree 8	10,000	5,400,000	1,069,501	18%	1,106,745	28	574	0	15	19,676	295,145	1,065,960	1,361,105	254,360	*
Wagon Wheel II	13,710	4,160,000	13,710	0	925,000	26	163	0	15	97	1,456	1,020,617	1,022,072	97,072	*
	595,440		26,631,791											1,645,427	

Increase in valuation because of the RHID 26,036,351

1.64 Mills used (1.5 Mills State and 20 Mills School is not eligible for RHID) - This mill levy is for the current year. The levy changes every year.

This mill levy is used for areas that do not include Pawnee Water District - If in this district it will be 3 mills more

* Those Developments with asterisks will go back on the tax rolls earlier than the 15 years

The 4 districts that are 100% completed are close when estimating the time remaining to be paid off

The districts that are not complete are only an estimate of how much taxes will be collected in the life of the project and no estimates are made as to when they will be paid off

Memorandum

To: City/County Commissioners
From: Brad Ralph, City Attorney
Date: October 22, 2018
Subject: Neighborhood Revitalization Act

The Neighborhood Revitalization Act is found at K.S.A. 12-17,114 to 17,120.

The Act provides a mechanism by which municipalities are authorized develop and establish programs for neighborhood revitalization and economic development.

K.S.A. 12-17,119 allows for the use of interlocal agreements between multiple municipalities to accomplish this revitalization by stating that “any two or more municipalities may agree to exercise the powers and duties authorized by this act (Neighborhood Revitalization Act)”, in order to participate in the same area and increase the incentive for property owners to take advantage of the rebate for the good of all participants.

“Municipalities” are defined by statute (K.S.A. 10-1101) to include “county, township, city, municipal university, school district community college, drainage district and any other taxing district or political subdivision of the state which is supported with tax funds.”

The four (4) municipalities have previously designated three (3) areas as neighborhood revitalization areas. In December 2009 the municipalities created the area encompassing residential properties south of Comanche Street in Dodge City (Residential District). In May 2014 the municipalities created the area generally described as the Downtown Commercial District. In June 2016 the municipalities created an area referred to as the North Commercial District which encompasses the real property bounded by Central Avenue, First Avenue, Layton Street and Plaza Avenue.

The four municipalities have sought to provide a creative way to finance the construction of public and private infrastructure in and around these Areas. The program allows property owners and developers who construct and finance eligible

infrastructure to be reimbursed for their certified eligible expenses via a tax rebate. The tax rebate is available in a decreasing amount over a maximum of ten (10) years following completion of the qualifying improvements.

Tax rebates will be provided in the designated Area subject to all Criteria for Determination of Eligibility being met and an application being filed.

The tax rebate paid will be calculated by considering the ad valorem taxes collected from real property located within the Area, that are in excess of the amount which was produced from such property prior to the date the Area is established pursuant to the Act, subject to limitations contained in the proposed Plan (the “Tax Increment”). If there is no Tax Increment generated for a specific property due to a diminution of appraised values, no tax rebate will be provided for said property.

The joint meeting on October 22, 2018 will allow all four (4) municipalities to hold a public hearing, as required by K.S.A. 12-17,117, regarding the proposal to adopt another neighborhood revitalization plan as contemplated by the Act. Following the close of the public hearing, each of the four (4) municipalities will be able to approve the adoption of the proposed Plan and creation of the area to be known as the South Commercial District. Each municipality will then be able to agree to enter into the proposed Interlocal Agreement to allow for the following:

1. The parties agree that the Plan may not be amended without prior approval of the parties.
2. The parties agree that the City will administer the Plan.
3. The parties agree to the establishment of a Fund by the County to provide rebates to approved property owners.
4. The parties agree to review the Plan every three (3) years.
5. The parties agree that any party may terminate its participation in the Agreement by providing thirty (30) days written notice.

The municipalities will also be requested to amend the existing three (3) plans by adding language that will allow for a Rebate to be transferred with a parcel of land when the parcel is sold, provided that the new owner files the appropriate notification with the County Treasurer. This amendment is accomplished by deleting the language found in Section 10(d) and revising language in Section 9(i).

RESOLUTION 2018-__

A RESOLUTION ADOPTING A CITY OF DODGE CITY NEIGHBORHOOD REVITALIZATION PLAN SOUTH COMMERCIAL DISTRICT; DESIGNATING A NEIGHBORHOOD REVITALIZATION AREA; AND AMENDING THE NEIGHBORHOOD REVITALIZATION PLANS NORTH COMMERCIAL DISTRICT, DOWNTOWN COMMERCIAL DISTRICT AND RESIDENTIAL DISTRICT.

WHEREAS, pursuant to the provisions of KSA 12-17,114 et seq. the City of Dodge City is authorized to adopt a Neighborhood Revitalization Plan and designate a Neighborhood Revitalization Area within the City, and

WHEREAS, the City of Dodge City desires to adopt such a Plan and designate a Neighborhood Revitalization Area in order to accomplish rehabilitation, conservation and redevelopment of the Area, and

WHEREAS, the City of Dodge City desires to amend previously adopted neighborhood revitalization plans in order to accomplish rehabilitation, conservation, and redevelopment of previously designated Areas; and,

WHEREAS, following proper notice the City has conducted a public hearing concerning the Plan, and

WHEREAS, the City of Dodge City finds that the adoption of the Neighborhood Revitalization Plan South Commercial District (the "Plan"), the implementation of the Plan in the designated Area, and the amendments to the previously adopted Plans is necessary to protect the public health, safety and welfare of the residents of the City of Dodge City;

THEREFORE, BE IT RESOLVED by the Governing Body of the City of Dodge City, Kansas, as follows:

Section 1. The Neighborhood Revitalization Plan South Commercial District for the City of Dodge City, Kansas dated October 22, 2018, is hereby adopted.

Section 2. The Neighborhood Revitalization Area as described in the Plan is hereby approved.

Section 3. City staff are hereby authorized and directed to implement the Plan in accordance with the procedures set out therein and to execute on behalf of the City all necessary documents and to take all actions necessary for the implementation of the Plan.

Section 4. The Neighborhood Revitalization Plan North Commercial District - First Amendment for the City of Dodge City, Kansas dated October 22, 2018 is hereby adopted.

Section 5. The Neighborhood Revitalization Plan Downtown Commercial District - First Amendment for the City of Dodge City, Kansas dated October 22, 2018 is hereby adopted.

Section 6. The Neighborhood Revitalization Plan Residential District - First Amendment for the City of Dodge City, Kansas dated October 22, 2018 is hereby adopted.

Section 7. This Resolution shall remain in effect until rescinded by action of the City Commission.

Approved this 22nd day of October, 2018 and signed by the Mayor.

E. Kent Smoll, Mayor

ATTEST:

Nannette Pogue, City Clerk

**Neighborhood Revitalization Plan
South Commercial District, Amended North Commercial District, Amended
Downtown District, and Amended Residential District
Interlocal Agreement**

THIS INTERLOCAL AGREEMENT (hereinafter the “Agreement”) entered into this 22nd day of October, 2018, by and between the City of Dodge City, Kansas a duly organized municipal corporation (the “City”), Ford County, Kansas (the “County”), Unified School District No. 443, Ford County, Kansas (“USD 443”) and Dodge City Community College, Ford County, Kansas (“DCCC”) collectively the “Parties”.

WHEREAS, K.S.A. 12-2904 allows public agencies to enter into interlocal agreements to jointly perform certain functions including economic development; and,

WHEREAS, K.S.A. 12-17,114 et seq. provides a program for neighborhood revitalization and further allows for the use of interlocal agreements between municipalities to develop and establish programs for neighborhood revitalization; and,

WHEREAS, the Parties have previously entered into interlocal agreements to establish and administer neighborhood revitalization plans for Residential, Downtown Commercial and North Commercial Areas; and,

WHEREAS, it is the desire and intent of the Parties hereto to provide the maximum economic development incentive by acting jointly as provided for in K.S.A. 12-17,119.

NOW THEREFORE, IN CONSIDERATION OF THE MUTUAL COVENANTS CONTAINED HEREIN, THE PARTIES AGREE AS FOLLOWS:

1. Each of the Parties, individually and collectively, following a public hearing as provided by statute, do hereby adopt the Neighborhood Revitalization Plan South Commercial District (the “Plan”) attached hereto as Exhibit A. The Parties further agree the Plan as adopted will not be amended without approval of the Parties.
2. The Parties individually and collectively further agree that the City shall administer the Plan. The Parties individually and collectively further authorize and direct the County to establish a Commercial Neighborhood Revitalization Fund pursuant to K.S.A. 12-17,118 for the purpose of financing the redevelopment of designated revitalization areas and to provide ad valorem tax rebates to approved owners pursuant to KSA 12-17,118(d). Any increment (as defined in KSA 12-17,115(e)), in property taxes levied by the Parties and collected by the County resulting from qualified improvements to property pursuant to the Plan shall be credited to the County’s Commercial Neighborhood Revitalization Fund and disbursed pursuant to KSA 12-17,118(d) and in accordance with the provisions of the Plan.

3. The Parties, in conjunction with the Dodge City/Ford County Development Corporation agree to undertake a review of the Plan every three (3) years hereafter, to determine any needed modifications to the Plan. The Parties agree that any Party may terminate its participation in this Agreement by providing thirty (30) days advance written notice to all Parties; provided however, any applications for ad valorem tax rebates pursuant to the Plan submitted prior to the date of the Party's notice of termination shall be, if approved, considered eligible for the duration of the rebate period and the terminating Party's authorization as provided herein shall remain in full force and effect during such rebate period.
4. Each of the Parties, individually and collectively, following a public hearing as provided by statute, do hereby adopt the Neighborhood Revitalization Plan North Commercial District – First Amendment attached hereto as Exhibit B. The Parties further agree said Plan as adopted will not be further amended without prior approval of the Parties.
5. Each of the Parties, individually and collectively, following a public hearing as provided by statute, do hereby adopt the Neighborhood Revitalization Plan Downtown Commercial District – First Amendment attached hereto as Exhibit C. The Parties further agree said Plan as adopted will not be further amended without prior approval of the Parties.
6. Each of the Parties, individually and collectively, following a public hearing as provided by statute, do hereby adopt the Neighborhood Revitalization Plan Residential District – First Amendment attached hereto as Exhibit D. The Parties further agree the Plan as adopted will not be further amended without prior approval of the Parties.
7. This Agreement shall remain in effect until terminated by majority vote of the remaining Parties.

IN WITNESS WHEREOF, the parties have hereunto executed this agreement as of the day and year first above written.

City of Dodge City, Kansas

E. Kent Smoll, Mayor

ATTEST:

Nannette Pogue, City Clerk

Ford County, Kansas

Chris Boys, Commissioner

Shawn Tasset, Commissioner

Ken Snook, Commissioner

ATTEST:

Debbie Cox, County Clerk

Unified School District No. 443

By: _____
Lisa Killion, Board President

ATTEST:

William Hammond, Clerk of the Board

Dodge City Community College

By: _____
Gary Harshberger, Board Chair

ATTEST:

Carla Patee, Clerk of the Board

Approved this _____ day of _____, 20____, by the Attorney General of the State of Kansas.

Kansas Attorney General

Exhibit A

Neighborhood Revitalization Plan South Commercial District

**City of Dodge City
Neighborhood Revitalization Plan
Residential District
First Amendment**

December 21, 2009
Amended October 22, 2018

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SECTION I: PURPOSE

This Plan is intended to promote and encourage housing development through the creation, rehabilitation, conservation or redevelopment of residential properties in order to protect the public health, safety or welfare of the residents in the area generally described as:

Generally, the reinvestment zone is all areas within the contiguous Dodge City limits as defined by Resolution No. 2009-27 south of the south street right-of-way of Comanche Street. (hereinafter "Area")

Certain incentives will be used for the acquisition and/or removal of the abandoned structures and a tax rebate incentive will be available for certain improvements within the Area.

In accordance with the provisions of K.S.A. 1996 Supp. 12-17,114, et. seq., the City Commission held a public hearing and considered the existing conditions and alternatives with respect to the designated areas, the criteria and standards for a tax rebate and the necessity for interlocal cooperation among the other taxing units. Accordingly, the City Commission carefully reviewed, evaluated and determined the Area met one or more of the conditions to be designated as a "Neighborhood Revitalization Area".

SECTION II: ASSESSED VALUATION OF REAL PROPERTY

The total estimated assessed valuation for the parcels contained in the defined plan Area is:

Vacant Land	\$ 167,194.00
Residential Improvements	\$25,399,091.00
Residential Land	\$ 2,861,017.00
Total Estimated Assessed Valuation	\$28,427,302.00

The assessed valuation of each individual parcel in the Area can be accessed through the County Appraiser's Office, which is located at the Ford County Government Center, 100 Gunsmoke, Dodge City.

SECTION III: LEGAL DESCRIPTION AND MAP OF REVITALIZATION AREA

Legal Description

Generally, the reinvestment zone is all areas within the contiguous Dodge City city limits as defined by Resolution No. 2009-27 south of the south street right-of-way of Comanche Street, containing 4977 acres (7.78 square miles), more or less.

Map

A map outlining the Neighborhood Revitalization Area and depicting the existing parcels of real estate therein is on file at the Dodge City Development Services Department. (Exhibit A)

SECTION IV: LISTING OF OWNERS OF RECORD IN AREA

Each owner of record of each parcel of land may be accessed through the County Appraiser's Office, which is located at the Ford County Government Center, 100 Gunsmoke, Dodge City.

SECTION V: ZONING CLASSIFICATIONS AND FUTURE LAND USE MAP

Zoning Classifications and Future Land Use Maps are available by contacting the Director of Development Services at City Hall, 806 Second Ave., Dodge City.

SECTION VI: EXPANSION OR CAPITAL IMPROVEMENTS PLANNED AND MUNICIPAL SERVICES PROVIDED FOR THE AREAS

Public Safety

Replace & Maintain Fire Equipment
Ongoing Fire Hydrant Replacement Program
Ongoing Police Protection Services
Ongoing Fire Protection Services

Community Projects/Services

Operation of the Public Transportation Program
Operation of Cemetery
Operation and/or Support of "Why Not Dodge?" Projects
Snow Removal and Equipment Replacement
Street Lighting Program

Transportation – Streets

Annual Street Maintenance Program – Mill and Overlay Program
Reconstruction of West Wyatt Earp
Directional/Attraction Signing for Municipal Services, Local Business and Events
Street Construction for New Developments

Transportation – Signals

Continued Maintenance of Existing Signal Locations
Continue Support of County Emergency Siren Program

Transportation – Bridges

Complete Annual Bridge Inspections as Necessary and Perform Maintenance as Needed
Participate in Repairs on the South 14th Bridge

Solid Waste

Continue operation of Sanitation Services
Continue operation of Recycling Programs

Stormwater

Maintain Federal Emergency Management Flood Insurance Program
Continue Enforcement of Stormwater Detention and Soil Erosion for New Development
Comply with all regulations in compliance with NPDES
Stormwater Inlet Annual Cleaning/Maintenance

Parks and Recreation

Continue operation of Sheridan Activity Center
Continue operation of Year Round Recreation Programs
Continue operation of City Public Parks
Continue to Offer and Develop Parks & Recreation Programs
Add and Maintain Walking/Bike Trails
Complete Park Improvements

Water Pollution Control

Continue Operation of Sewer Utility
Ongoing Sewer System Maintenance
Main Extensions for New Developments
Waste Reclamation Plant Construction and existing Plant Upgrades
Manhole Rehabilitation/Replacements
Maintain and Upgrade Lift Stations

Water Projects

Ongoing Water Utility Maintenance Including Meter Replacement
Control Water Loss
Main Extensions for New Developments
Water Well and Water Storage Facility Maintenance
Construct new Water Wells

SECTION VII: STATEMENT SPECIFYING ELIGIBILITY REQUIREMENTS FOR A TAX REBATE FOR RESIDENTIAL CONSTRUCTION

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.

Construction of new residential structures, including the conversion of all or part of a non-residential structure into a residential structure, shall be eligible.

Residential property must be located within the appropriate zoning districts to be eligible.

Improvements to detached accessory structures to a residence such as garages, workshops and storage sheds are eligible. Improvements such as swimming pools, gazebos, etc., shall not be eligible.

Improvements to or placement of any manufactured or mobile home shall not be eligible for a tax rebate under this plan. For purposes of this plan, manufactured home and mobile home are defined in K.S.A. 58-4202 (a) and (b) respectively.

For purposes of this plan, the term “current” in regards to the appropriate tax payments shall indicate that the property tax payment was made on or before December 20th and May 10th.

SECTION VIII: CRITERIA FOR DETERMINATION OF ELIGIBILITY

1. Construction of an improvement must have been commenced on or after December 21, 2009, the effective date of enactment of the tax rebate program, as documented by a building permit.
2. The minimum investment of an improvement shall be Fifteen Thousand dollars (\$15,000.00) as documented by a building permit.
3. The minimum increase in assessed valuation shall be Five percent (5%) for residential property as determined by the Ford County Appraiser following partial or total completion of the improvement.
4. Property eligible for tax incentives under any other program adopted pursuant to statutory or constitutional authority shall be eligible to submit only one (1) application per project.
5. The property for which a rebate is requested shall conform to 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 the new as well as the existing improvements on the property.
6. Any property that is not current in regard to any tax payment, special assessment or city utility payment shall not be eligible to participate in this tax incentive rebate program.
7. Any owner who is not current in regard to any tax payment, special assessment or city utility payment shall not be eligible to participate in this tax incentive rebate program.
8. No application shall be considered for an improvement for which an unresolved tax protest has been filed.
9. Renovation of any property on the local, state or national register of historic places will be considered to receive a rebate of up to One Hundred percent (100%) for ten (10) years.
10. If any participating Owner fails to maintain a current tax payment status on the participating property, or any other property in which the Owner has an ownership interest throughout the five (5) year rebate period, the Owner and property shall be disqualified from the tax incentive rebate program, and no further rebates shall be made to the Owner.

SECTION IX: CONTENTS OF APPLICATION FOR TAX REBATE

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

Application 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 building(s)
11. Occupancy status during last five (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. County Appraiser's statement of existing assessed valuation of improvements

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 and special assessment status
4. City Clerk's statement of utility billing status
5. Director of Development Services statement of program conformance

Application Part III:

1. Status of property sold
2. Seller's name
3. Seller's phone number
4. Seller's mailing address
5. Buyer's name
6. Buyer's phone number
7. Buyer's mailing address
8. Status of transferring the NRP rebate to the tenant
9. Owner's name
10. Owner's phone number
11. Owner's mailing address

SECTION X: PROCEDURES TO SUBMIT APPLICATION

1. The applicant shall obtain an Application for Tax Rebate from the City Development Services Department when obtaining a building permit.
2. The applicant shall complete and sign Part 1 of the Application and file the original with the City Development Services Department within sixty (60) calendar days following issuance of the building permit.

3. The City Development Services Department shall forward the Application to the Ford County Appraiser's office for determination of the existing assessed valuation of the improvements.
4. Upon completion by the County Appraiser, the County Appraiser will return the application to the City Development Services Department.
5. The applicant shall certify the status of the improvement project as of January 1 in the year immediately following the completion of construction by completing and signing Part 2 of the application. The applicant shall file the application with the City Development Services Department on or before December 1 in the year immediately preceding the commencement of the tax rebate period.
6. Upon notification by City Development Services Department, the County Appraiser shall conduct an on-site inspection of the construction project and determine the new valuation of the real estate as of January 1, and shall complete the Appraiser's portion of the application and shall report the new valuation to the County Clerk by June 15. The tax records on the project shall be revised by the County Clerk's Office.
7. Upon determination by the County Appraiser that the improvements meet the percentage test for rebate, determination by the County Clerk that the taxes and assessments on the property are not delinquent and determination by the City Clerk that utility billings are current and determination by City Development Services Department that the project is complete and application meets the requirements for a tax rebate, the City Development Services Department shall seek a recommendation for approval from the Housing Incentive Committee defined in City policy.
8. The City Development Services Department in coordination with the County Clerk and County Appraiser, will notify the applicant and the County Treasurer of the rebate percentage due for each year of the rebate period.
9. As of each distribution date as specified in K.S.A. 12-1678a and upon the full payment of the real estate taxes, the County Treasurer shall make the Rebate to the current Owner of the property determined by the most recent information contained in the Neighborhood Revitalization Application Part I or Part III filed with the County Treasurer. The rebate shall be paid within thirty (30) days after the next distribution date as specified in K.S.A. 12-1678a from the Commercial Neighborhood Revitalization Fund established by Ford County in conjunction with the taxing entities participating in the Interlocal Agreement.
10. The City Development Services Department will make periodic reports on the tax rebate program to the governing bodies of the participating taxing units.
11. The City Development Services Department shall inform the County Clerk and County Treasurer of the completion of the incentive rebate at least thirty (30) calendar days prior to the expiration of the final rebate period for each property receiving a tax rebate.

SECTION XI: STANDARDS AND CRITERIA FOR REVIEW AND APPROVAL

1. The property for which a rebate is requested shall conform to 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 at the time the rebate is due.

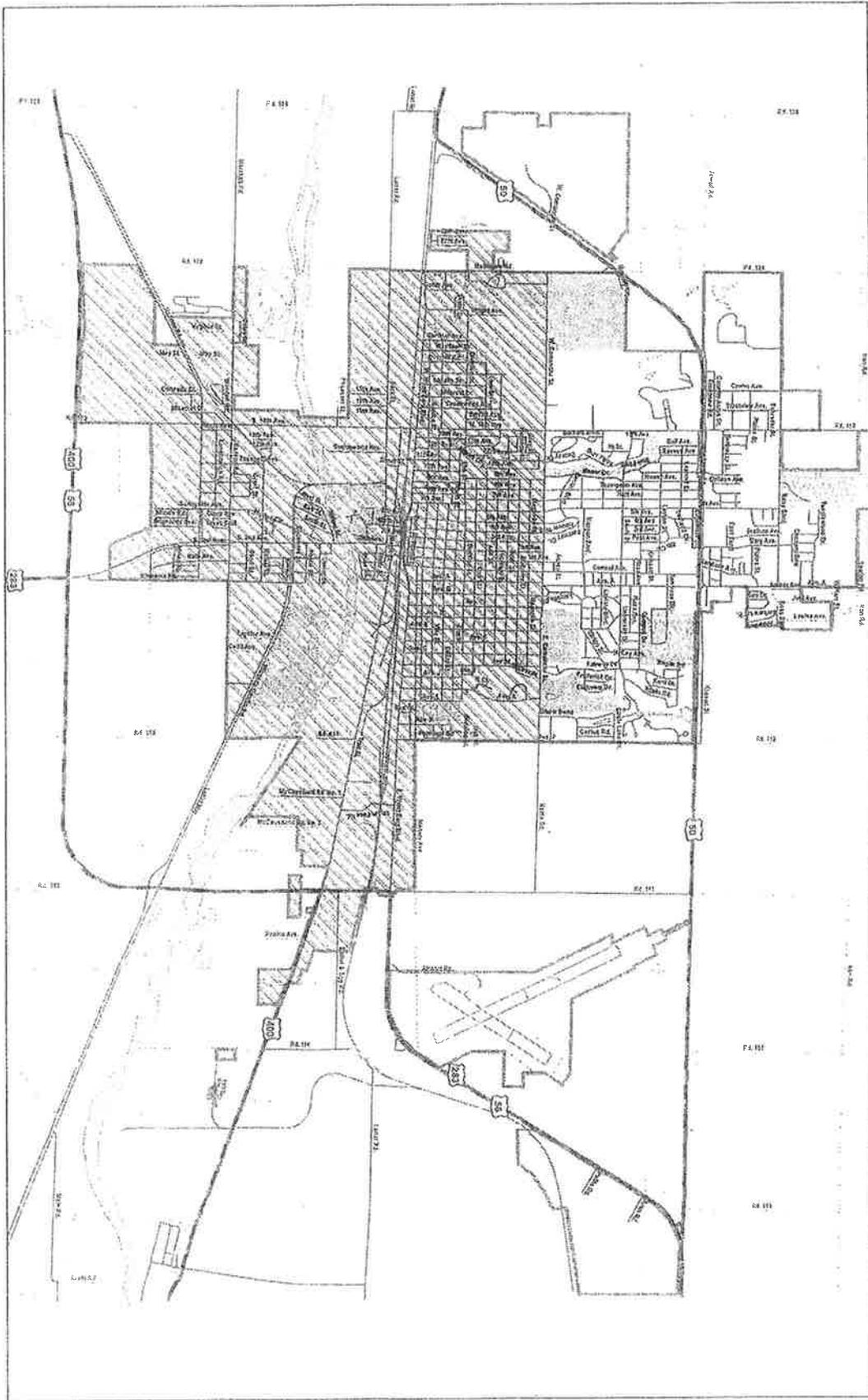
2. Any participating property, and/or approved Owner, that is not current in regard to any tax payment or special assessment shall not be eligible for a rebate and such property and/or Owner shall be disqualified from receiving any continuing and/or additional tax rebate payments. Any property that is not current in regard to any city utility payment shall not be eligible for a tax rebate payment until such time as such bill(s) have been paid.
3. Following establishment of the increase in assessed value, if any, resulting from a specific improvement, the fixed rebate percentage shall be applied to any change in assessed value or mill levy during subsequent years.
4. The City Manager, or his/her designee, shall have the authority and discretion to approve or reject applications based on the eligibility 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 Commission for final determination.

SECTION XII: REBATE FORMULA

Amount and years of rebate eligibility:

<u>Year</u>	<u>Rebate</u>
1	95%
2	95%
3	95%
4	95%
5	95%

Appendix A



City of Dodge City
Neighborhood Revitalization Plan
Downtown Commercial District
First Amendment

May 29, 2014
Amended October 22, 2018

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Section XII	Rebate Formulas

SECTION I: PURPOSE

The Commercial Neighborhood Revitalization Plan (the “Plan”) is similar to the original Neighborhood Revitalization Plan (the “NRP”), which focused on residential housing improvements in the area south of Comanche Street in Dodge City. The Commercial Neighborhood Revitalization Plan (the “CNRP”) is intended to promote and encourage commercial development through the creation, rehabilitation, conservation, revitalization or redevelopment of commercial and other properties located in the area generally described as the Downtown Commercial District which includes the Dodge City Downtown Historic District, all as delineated in attachment A and hereinafter referred to as the “Area”. Within the Area are located a predominance of buildings or improvements which by reason of age, history, architecture or significance should be preserved or restored to productive use as provided for in KSA 12-17,115(c)(3). Certain incentives may be used for the renovation and/or removal of the eligible structures including a real estate tax rebate incentive (the “Rebate”) as provided for herein will be available for eligible improvements within the Area. In accordance with the provisions of K.S.A. 12-17,117, the City Commission, County Commission, Board of Education and Board of Trustees of Dodge City Community College each held public hearings and 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 taxing units. Accordingly, the taxing entities carefully reviewed, evaluated and determined that the Area met one or more of the conditions required in order to be designated as a “Revitalization Area” pursuant to the statute. The above taxing entities are parties to a certain Interlocal Agreement dated May 29, 2014, and have by said Agreement authorized the City to administer the Plan.

SECTION II: ASSESSED VALUATION OF REAL PROPERTY WITHIN THE AREA

The total assessed valuation for the parcels contained in the defined plan Area is: Land \$619,016.00
Improvements \$4,124,447.00 Total Assessed Valuation \$4,743,463.00 The assessed valuation of each individual parcel in the Area can be accessed through the County Appraiser's Office, which is located at the Ford County Government Center, 100 Gunsmoke, Dodge City.

SECTION III: LEGAL DESCRIPTION AND MAP OF REVITALIZATION AREA

Legal Description The redevelopment Area is contained within the contiguous city limits of the city of Dodge City and is generally referred to as the Downtown Commercial District (the "Commercial District"), which includes the Dodge City Downtown Historic District (the "Historic District") as approved by the National Register of Historic Places as well as some buildings for which applications are pending. The Historic District is legally described in Exhibit A attached hereto and made a part hereof by this reference. The Commercial District, which includes the Historic District, is legally described in Exhibit B attached hereto and made a part hereof by this reference. Map A map reflecting both the Downtown Commercial District and the Historic District and depicting the existing parcels of real estate therein is on file at the City Development Services Department. (Exhibit C)

SECTION IV: LISTING OF OWNERS OF RECORD IN AREA

Each owner of record of each parcel of land within the Area may be accessed through the County Appraiser's Office, which is located at the Ford County Government Center, 100 Gunsmoke, Dodge City.

SECTION V: ZONING CLASSIFICATIONS AND FUTURE LAND USE MAP

Zoning classifications and future land use maps for the area are available by contacting the Director of Development Services at City Hall, 806 Second Ave., Dodge City.

SECTION VI: EXPANSION OR CAPITAL IMPROVEMENTS PLANNED AND MUNICIPAL SERVICES PROVIDED FOR THE AREA

Public Safety

Ongoing Fire Hydrant Replacement Program

Ongoing Police Protection Services

Ongoing Fire Protection Services

Community Projects/Services

Operation of the Public Transportation Program

Operation and/or Support of “Why Not Dodge?” Projects

Snow Removal and Equipment Replacement

Street Lighting Program

Transportation – Streets

Annual Street Maintenance Program

Directional/Attraction Signing for Municipal Services, Local Business and Events

Street Construction for New Developments **Transportation – Signals** Continued Maintenance of Existing

Signal Locations Continue Support of County Emergency Siren Program **Solid Waste** Continue operation

of Sanitation Services Continue operation of Recycling Programs

Storm water

Maintain Federal Emergency Management Flood Insurance Program

Continue Enforcement of Storm water Detention and Soil Erosion for New Development

Comply with all regulations in compliance with NPDES Storm water Inlet Annual Cleaning/Maintenance

Parks and Recreation

Continue operation of City Public Parks

Continue to Offer and Develop Parks & Recreation Programs

Add and Maintain Walking/Bike Trails

Complete Park Improvements

Water Pollution Control

Continue Operation of Sewer Utility

Ongoing Sewer System Maintenance

Main Extensions for New Developments

South Wastewater Plant Maintenance & Upgrades

Manhole Rehabilitation/Replacements

Maintain and Upgrade Lift Stations

Water Projects

Ongoing Water Utility Maintenance Including Meter Replacement

Control Water Loss

Main Extensions for New Developments

Water Well and Water Storage Facility Maintenance

Construct new Water Wells

**SECTION VII: STATEMENT SPECIFYING ELIGIBILITY REQUIREMENTS FOR A TAX
REBATE FOR COMMERCIAL RENOVATION AND REVITALIZATION***

Rehabilitation, conservation, alterations, improvements and additions to any existing commercial structure, construction of new commercial structures, including the conversion of all or part of a residential structure into a commercial structure located within the Area, shall be eligible to apply but shall be subject to the requirements of the plan as provided herein. Commercial property must be located within the appropriate zoning districts to be eligible.

*Residential rehabilitation, alterations and additions should utilize the Neighborhood Revitalization Program for residences adopted in accordance with Resolution No. 2009-31 on December 21, 2009.

SECTION VIII: CRITERIA FOR DETERMINATION OF ELIGIBILITY FOR REBATE

1. Construction of the improvements must have been commenced on or after the Commercial Neighborhood Revitalization Plan Interlocal Agreement dated May 29, 2014, has been approved by the Kansas Attorney General pursuant to K.S.A. 12-2904(f) and is filed with the Ford County Register of Deeds and the Kansas Secretary of State pursuant to K.S.A. 12-2905.
2. In order to participate either the minimum cost of all improvements to each parcel shall not be less than Fifteen Thousand dollars (\$15,000.00) as documented by a building permit or, all improvements to a parcel shall result in a minimum increase in assessed valuation of Five percent (5%) for commercial property as determined by the Ford County Appraiser following partial or total completion of the improvement.
3. Property eligible for other real estate tax incentives under any other program adopted pursuant to statutory or constitutional authority, such as NRP, RHID, IRB, etc., may participate in only one (1) such program at the same time. (i.e.: NRP, RHID, IRB)
4. The property for which the Rebate is requested shall, following the improvements, conform to all applicable city codes and regulations in effect at the time the improvements are made and shall remain in compliance for the duration of the Rebate period. If a code violation is not corrected within a reasonable time the Rebate shall be terminated. This includes new as well as the existing improvements on the property.
5. Any property located within the Area that is not current in the payment of any taxes, special assessments or city utility payments shall not be eligible for the Rebate.
6. Any owner of any property located within Ford County who is not current in the payment of any real estate taxes, special assessments or city utility payments shall not be eligible to participate in the Plan.

7. No application shall be considered for an improvement to property concerning which an unresolved tax protest has been filed.
8. If any participating Owner fails to maintain a current tax payment status on the participating property, or any other property located in Ford County in which the Owner has an ownership interest throughout the ten (10) year Rebate period, the Owner and participating property shall be disqualified from the Rebate program, and no further Rebates shall be made to the Owner.

SECTION IX: CONTENTS OF APPLICATION FOR TAX REBATE

Applications for a Rebate of property tax increments shall contain the following information. Application

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 building(s)
11. Occupancy status during last five (5) years
12. Buildings proposed to be demolished
13. Nature of proposed improvements
14. Estimated cost of proposed improvements
15. Date construction is to start
16. Estimated date of completion of construction
17. County Appraiser's statement of existing assessed valuation of real estate and improvements

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 and special assessment status
4. City Clerk's statement of utility billing status
5. Director of Development Services statement of program compliance

Application Part III:

1. Status of property sold
2. Seller's name
3. Seller's phone number
4. Seller's mailing address
5. Buyer's name
6. Buyer's phone number
7. Buyer's mailing address
8. Status of transferring the NRP rebate to the tenant
9. Owner's name
10. Owner's phone number
11. Owner's mailing address

SECTION X: PROCEDURES TO SUBMIT APPLICATION

1. The applicant shall obtain an application for the Plan Rebate from the City Development Services Department when a building permit is issued.
2. The applicant shall complete and sign Part I of the application and file the original with the City Development Services Department within sixty (60) calendar days following issuance of the building permit.
3. The City Development Services Department shall forward the application to the Ford County Appraiser for determination of the existing assessed valuation of the property and existing improvements.
4. Upon completion by the County Appraiser, the County Appraiser will return the application to the City Development Services Department.
5. The applicant shall certify the status of the improvement project as of December 31 of the year during which construction of the improvement is completed by completing and signing part 2 of the application. The applicant shall file the application with the City Development Services Department

on or before December 31 in the year immediately preceding the commencement of the rebate period.

6. Upon notification by City Development Services Department, the County Appraiser shall conduct an on-site inspection of the construction project and determine the new valuation of the real estate and improvements as of January 1, and shall complete the Appraiser's portion of the application and shall report the new valuation to the County Clerk by June 15th. The tax records on the project shall be revised by the County Clerk's Office.
7. Upon determination by the County Appraiser that the improvements meet the percentage test for rebate, determination by the County Clerk that the taxes and assessments on the property are not delinquent and determination by the City Clerk that utility billings are current and determination by City Development Services Department that the project is complete and application meets the requirements for a rebate, the City Development Services Department shall make a recommendation for approval.
8. Once approved, the City Development Services Department will notify the applicant of the approval.
9. As of each distribution date as specified in K.S.A. 12-1678a and upon the full payment of the real estate taxes, the County Treasurer shall make the Rebate to the current Owner of the property determined by the most recent information contained in the Neighborhood Revitalization Application Part I or Part III filed with the County Treasurer. The rebate shall be paid within thirty (30) days after the next distribution date as specified in K.S.A. 12-1678a from the Commercial Neighborhood Revitalization Fund established by Ford County in conjunction with the taxing entities participating in the Interlocal Agreement and the County Clerk shall provide the information as required by K.S.A. 12-17,118E.
10. The Dodge City/Ford County Economic Development Corporation will make periodic reports on the rebate program to the governing bodies of the participating taxing entities.

SECTION XI: STANDARDS AND CRITERIA FOR REVIEW AND APPROVAL

1. The property for which a Rebate is requested shall conform to all applicable city codes and regulations in effect at the time the improvements are made and shall remain in compliance for the duration of the Rebate period or the Rebate shall be terminated.
2. Any property that is delinquent in any tax payment or special assessment shall not be eligible for a Rebate and such property shall be disqualified from receiving any continuing and/or additional tax rebate payments. Any property that is past due in any city utility payment shall not be eligible for a tax rebate payment.
3. Following establishment of the increase in assessed value resulting from a specific improvement, the fixed Rebate percentage shall be applied to any change in assessed value or mill levy during subsequent years.
4. The City Manager, or his/her designee, shall have the authority and discretion to approve or reject applications based on the eligibility 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 Commission for final determination.

SECTION XII: REBATE FORMULA

1. For an approved parcel located in the Historic District the qualified Owner, as defined herein, shall receive a one hundred percent (100%) Rebate of the incremental increase in *ad valorem* property tax resulting from improvements made pursuant to this Plan for a period not to exceed ten (10) calendar years.
2. For an approved parcel located in the Commercial District, but not the Historic District, the qualified owner, as defined herein, shall receive the following Rebate of the incremental increase in *ad valorem* property tax resulting from improvements made pursuant to this Plan for a period not to exceed ten (10) calendar years:

Exhibit A

HISTORIC DISTRICT

Beginning at the intersection of the east r/w line of Fifth Ave. and the north r/w line of Wyatt Earp Blvd. as the point of beginning; thence north along the east r/w line of Fifth Ave. to the extended south line of the north 60 feet of Lots 41,42,43 and 44 of Walnut Street, Original Town; thence west along the said extended line to the west line of Lot 44, Walnut Street, Original Town; thence north along the west line of said Lot 44 to the south line of the platted alley; thence east along the south line of said alley to a point that is 82 feet west of the west r/w line of Fifth Ave.; thence north and parallel with a line that is 82 feet west of the west r/w line of Fifth Ave. to the south r/w line of West Spruce Street; thence east along the south r/w line of said West Spruce Street to the west r/w line of Fourth Avenue; thence south along the west r/w line of Fourth Avenue to the north line of a e-w alley that extends along the south line of Lots 49 thru 63, Original Town; thence east along this extended line to the west r/w line of Third Avenue; thence north along the west r/w line of said Third Avenue to the south r/w line of Spruce Street; thence east along the south r/w of Spruce Street to the extended east line of a n-s alley in Block 19, Original Town; thence north along the east line of said alley to the northwest corner of Lot 2, Block 26, Original Town; thence east along the north line of said Lot 2 and continuing east along the north line of Lot 1 and Lot 12, Block 27, Original Town to the west r/w of First Ave.; thence south along the west line of First Ave. to the extended north line of Lot 3, Block 17, Original Town; thence east along the north line of Lot 3 and continuing along the north line of Lot 10, Block 17 and the south line of Lot 1, Block 16, Original Town to the east line of Lot 11, Block 16, Original Town; thence south along the east line of Lot 11 to the south r/w of Spruce Street; thence east along the south r/w of Spruce Street to the east line of Lot 29, Block 2, Original Town; thence south along the east line of Lot 29 to the south r/w line of Military Street; thence west along the south r/w line of Military Street to the west r/w line of Central Avenue; thence south along the west r/w line of said Central Avenue to the north r/w line of Front Street; thence west along the north r/w line of Front Street to the west r/w line of Third Avenue; thence south along the west r/w line of Third Avenue to the north r/w line of Wyatt Earp Blvd. to the point of beginning.

Exhibit B

COMMERCIAL DISTRICT INCLUDING HISTORIC DISTRICT

Beginning at the intersection of the east r/w line of Fifth Ave. and the south r/w line of Wyatt Earp Blvd. as the point of beginning; thence north along the east r/w line of Fifth Ave. to the extended south line of the north 60 feet of Lots 41,42,43 and 44 of Walnut Street, Original Town; thence west along the said extended line to the west line of Lot 44, Walnut Street, Original Town; thence north along the west line of said Lot 44 to the south line of the platted alley; thence east along the south line of said alley to a point that is 82 feet west of the west r/w line of Fifth Ave.; thence north and parallel with a line that is 82 feet west of the west r/w line of Fifth Ave. to the south r/w line of West Spruce Street; thence east along the south r/w line of said West Spruce Street to the extended east line of the n-s alley in Block 20, Original Town; thence north along the said n-s alley to the south r/w line of West Vine Street; thence east along the south r/w line of said West Vine Street to the extended east line of the alley in Block 26, Original Town; thence north along the east line of said ally to the north line of Lot 2, Block 26, Original Town; thence east along the north line of said Lot 2 and continuing east along the north line of Lot 1 and Lot 12, Block 27, Original Town to the west r/w of First Ave.; thence south along the west line of First Ave. to the extended north line of Lot 3, Block 17, Original Town; thence east along the north line of Lot 3 and continuing along the north line of Lot 10, Block 17 and the south line of Lot 1, Block 16, Original Town to the east line of Lot 11, Block 16, Original Town; thence south along the east line of Lot 11 to the south r/w of Spruce Street; thence east along the south r/w of Spruce Street to the east line of Lot 29, Block 2, Original Town; thence south along the east line of Lot 29 to the south line of Military Street; thence east along the south line of Military Street to the west line of Avenue P; thence south along the west line of Avenue P to the north line of Wyatt Earp Boulevard; thence westerly along the north r/w line of Wyatt Earp to the extended east line of Lot 5, Santa Fe Plaza Subdivision; thence southerly along the east line of Lot 5 to the southeast corner there of; thence westerly along the south line of Santa Fe Plaza Subdivision to a point that is 128.90 feet east of the southeast corner of Lot 2, Santa Fe Plaza; thence northerly a distance of 15.00 feet; thence westerly along the south line of Santa Fe Plaza to the southwest corner of Lot 1, Santa Fe Plaza; thence southwesterly to the southeast corner of Western Beverage which is also the north r/w line of the BN&SF Railroad; thence west along the north r/w line of said BN&SF Railroad to the west line of Second Avenue; thence south along the west line of Second Avenue to the north line of Lots 41, 43, 45, 47 & 49, Original Town; thence west along the said north line of Lots 41, 43, 45, 47 & 49 to the northwest corner of Lot 49, Original Town; thence south along the west line of said Lot 49 to the southwest corner of Lot 49, Original Town; thence east along the south line of said Lots 41, 43, 45, 47 & 49, Original Town to the southeast corner of said Lot 41, Original Town and the west r/w line of Second Avenue; thence south along the west r/w line of said South Second Ave. to the north line of the Arkansas River; thence in a southwesterly direction along the north line of said Arkansas River to the east line of Young's Place; thence north along the east line of said Young's Place to a point that is 528 feet south of the south r/w line of Park Street; thence east for a distance of 245 feet; thence north for a distance of 528 feet to the south line of Park Street; thence east along the south r/w line of said Park Street to the west/north line of the Burlington Northern/Cimarron Valley Railroad; thence northeasterly along the north line of said Burlington Northern/Cimarron Valley Railroad and extending to the point of beginning.

Exhibit C



**City of Dodge City
Neighborhood Revitalization Plan
North Commercial District
First Amendment**

June 1, 2016
Amended October 22, 2018

This Neighborhood Revitalization Plan (this “Plan”) is required by the Kansas Neighborhood Revitalization Act in order to create a neighborhood revitalization area. The governing body of the City of Dodge City has determined that the designated area generally described as the North Commercial District (the “Area”) in this Plan is a neighborhood revitalization area as described in K.S.A. 12-17,115(c)(3):

An area in which there is a predominance of buildings or improvements which by reason of age, history, architecture or significances should be preserved or restored to productive use.

The governing body has also determined that the rehabilitation, conservation, and redevelopment of the Area is necessary to protect the public health, safety and welfare of the residents of the municipality as required by K.S.A. 12-17,116.

In accordance with K.S.A. 12-17,117, the components of this Plan include:

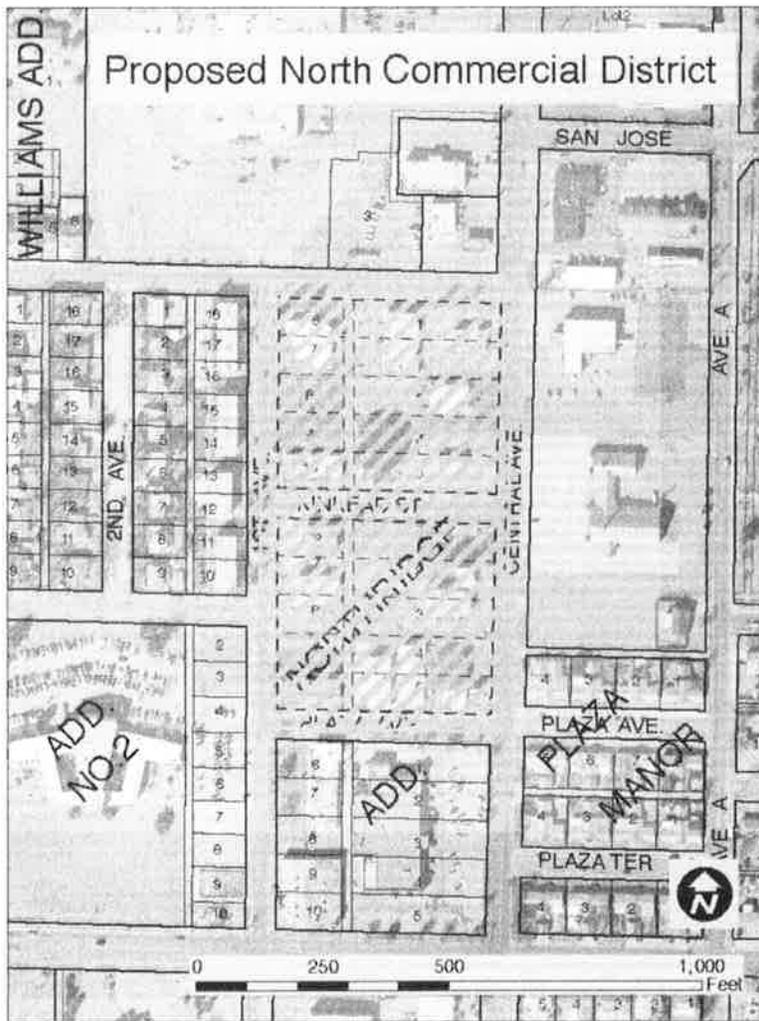
- Section 1) A legal description and map of the Area
- Section 2) The existing assessed valuation of the real estate in the Area
- Section 3) A list of names and addresses of the owners of record of real estate within the Area
- Section 4) The existing zoning classifications and district boundaries and the existing and proposed land uses within the Area
- Section 5) The proposals for improving or expanding municipal services within the Area
- Section 6) A statement specifying eligibility requirements for revitalization for additions to existing buildings and new construction
- Section 7) The criteria used to determine what property is eligible for revitalization
- Section 8) The contents of an application for a rebate of property tax increments
- Section 9) The procedure for an application submission
- Section 10) The criteria used to review and approve applications
- Section 11) A statement specifying the maximum amount and years of eligibility for a rebate of property tax increments

Section 1) A legal description and map of the Area

The Area shall include all real property described herein:

All of Lots 1 - 10 Block 1, and all of Lots 1 - 10 Block 2, Northridge Addition,
Dodge City, Ford County, Kansas.

As depicted below:



Section 2) The existing assessed valuation of the real estate in the Area

The 2016 appraised value of the real estate in the Area is:

Land:	\$437,850.00
Buildings:	\$2,595,950.00
Total Value:	\$3,033,800.00

The assessed valuation of each individual parcel of land in the Area can be accessed through the County Appraiser’s Office, which is located at the Ford County Government Center, 100 Gunsmoke, Dodge City.

Section 3) A list of names and addresses of the owners of record of real estate within the Area

Each owner of record of each parcel of land in the Area may be accessed through the County Appraiser's Office, which is located at the Ford County Government Center, 100 Gunsmoke, Dodge City.

Section 4) The existing zoning classifications and district boundaries and the existing and proposed land uses within the Area

Zoning Classifications and Future Land Use Maps are available by contacting the Director of Development Services at City Hall, 806 Second Ave., Dodge City.

Section 5) The proposals for improving or expanding municipal services within the Area

The City recognizes the value of municipal services and capital improvements throughout the community. The City is strongly committed to maintaining a substantial presence in the Area. Efforts underway or in the planning stages include:

Public Safety

Replace and Maintain Fire Equipment
Ongoing Fire Hydrant Replacement Program
Ongoing Police Protection Services
Ongoing Fire Protection Services

Community Projects/Services

Operation of the Public Transportation Program
Snow Removal and Equipment Replacement
Street Lighting Program

Transportation – Streets

Annual Street Maintenance Program

Transportation – Signals

Continued Maintenance of Existing Signal Locations
Continued Support of County Emergency Siren Program

Solid Waste

Continued operation of Sanitation Services
Continued operation of Recycling Programs

Storm water

Continued Enforcement of Stormwater Detention and Soil Erosion for New Development
Adhere To All Regulations in Compliance with NPDES
Stormwater Inlet Annual Cleaning/Maintenance

Water Pollution Control

Continued Operation of Sewer Utility
Continued Sewer System Maintenance

Main Extensions for New Developments
Manhole Rehabilitation/Replacements
Maintain and Upgrade Lift Stations

Water Projects

Ongoing Water Utility Maintenance Including Meter Replacement
Control Water Loss
Main Extensions for New Developments

Section 6) A statement specifying eligibility requirements for revitalization, and whether additions to existing buildings and new construction are eligible

Rehabilitation, conservation, alterations, improvements and additions to any existing commercial structure, construction of new commercial structures, including the conversion of all or part of a residential structure into a commercial structure located within the Area, shall be eligible to apply but shall be subject to the requirements of the Plan as provided herein.

Commercial property must be located within the appropriate zoning districts to be eligible.

Section 7) The criteria used to determine what property is eligible for revitalization

- a) Construction of the improvements must have been commenced on or after June 6, 2016, the effective date of enactment of the Plan, as documented by a building permit.
- b) In order to participate, the minimum cost of all improvements to each parcel shall not be less than Fifteen Thousand Dollars (\$15,000.00) as documented by a building permit and all improvements to a parcel shall result in a minimum increase in assessed valuation of five percent (5%) for commercial property as determined by the Ford County Appraiser following partial or total completion of the improvements.
- c) Property eligible for other real estate tax incentives under any other program adopted pursuant to statutory or constitutional authority, such as RHID, IRB, etc., may participate in only one (1) such program at the same time. (i.e.: NRP, RHID, IRB)
- d) The property for which the Rebate is requested shall, following the improvements, conform to all applicable city codes and regulations in effect at the time the improvements are made and shall remain in compliance for the duration of the Rebate period. If a code violation is not corrected within a reasonable time the Rebate shall be terminated. This includes new as well as the existing improvements to the property.
- e) Any property located within the Area that is not current in the payment of any taxes, special assessments or City utility payments shall not be eligible for the Rebate.
- f) Any owner of any property located within Ford County who is not current in the payment of any real estate taxes, special assessments or City utility payments shall not be eligible to participate in the Plan.

- g) No application shall be considered for an improvement to property concerning which an unresolved tax protest has been filed.
- h) If any participating owner fails to maintain a current tax payment status on the participating property, or any other property located in Ford County in which the owner has an ownership interest throughout the ten (10) year Rebate period, the owner and participating property shall be disqualified from the Rebate program, and no further Rebates shall be made to the owner.

Section 8) The contents of an application for a rebate of property tax increments

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

Application Part I:

- a. Owner's name
- b. Owner's mailing address
- c. Owner's daytime phone number
- d. Address of property
- e. Legal description of property
- f. Parcel I.D. No.
- g. Building Permit No.
- h. Existing use of property
- i. Proposed use of property
- j. Age of principal building(s)
- k. Occupancy status during the last five (5) years
- l. Buildings proposed to be demolished
- m. Nature of proposed improvements
- n. Estimated cost of proposed improvements
- o. Date construction is to start
- p. Estimated date of completion of construction
- q. County Appraiser's statement of existing assessed valuation of real estate and improvements

Application Part II:

- a. Status of construction as of January 1 following commencement of improvements
- b. County Appraiser's statement of increase in assessed valuation of improvements
- c. County Clerk's statement of tax and special assessment status
- d. Director of Development Services' statement of program compliance

Application Part III:

- a. Status of property sold
- b. Seller's name
- c. Seller's phone number
- d. Seller's mailing address
- e. Buyer's name
- f. Buyer's phone number

- g. Buyer's mailing address
- h. Status of transferring the NRP rebate to the tenant
- i. Owner's name
- j. Owner's phone number
- k. Owner's mailing address

Section 9) The procedure for an application submission

- a) The applicant will obtain an application for the Plan Rebate from the City Development Services Department when a building permit is issued.
- b) The applicant must complete and sign Part 1 of the application for the Plan Rebate and file the original with the City Development Services Department with an application fee within sixty (60) calendar days following issuance of the building permit.
- c) The City Development Services Department will forward the application to the Ford County Appraiser for determination of the existing assessed valuation of the property and existing improvements.
- d) Upon completion by the County Appraiser, the County Appraiser will return the application to the City Development Services Department.
- e) The applicant must certify the status of the improvement project as of December 31 of the year during which construction of the improvement is completed by completing and signing Part 2 of said application. The applicant must file Part 2 of said application with the City Development Services Department on or before December 31 in the year immediately preceding the commencement of the Rebate period.
- f) Upon notification by the City Development Services Department, the County Appraiser shall conduct an on-site inspection of the construction project and determine the new valuation of the real estate and improvements as of January 1, and shall complete the Appraiser's portion of the application and shall report the new valuation to the County Clerk no later than June 15 of that same year. The tax records on the project will be revised by the County Clerk.
- g) Upon determination by the County Appraiser that the improvements meet the percentage test for rebate, determination by the County Clerk that the taxes and assessments on the property are not delinquent, determination by the City Clerk that utility billings are current, and determination by the City Development Services Department that the project is complete and that the application meets the requirements for a rebate, the City Development Services Department shall make a recommendation for approval.
- h) Once approved, the City Development Services Department will notify the applicant of the approval.
- i) As of each distribution date as specified in K.S.A. 12-1678a and upon the full payment of the real estate taxes, the County Treasurer shall make the Rebate to the current Owner of the property determined by the most recent information contained in the Neighborhood Revitalization Application Part 1 or Part 3 filed with the County Treasurer. The rebate shall be paid within thirty (30) days after the next distribution date as specified in K.S.A. 12-1678a from the Commercial Neighborhood Revitalization Fund established by Ford County in conjunction with the taxing entities participating in the Interlocal Agreement.
- j) The Dodge City/Ford County Economic Development Corporation will make periodic reports on the rebate program to the governing bodies of the participating taxing entities.

Section 10) The criteria used to review and approve applications

- a. The property for which a Rebate is requested shall conform to all applicable City codes and regulations in effect at the time the improvements are made and shall remain in compliance for the duration of the Rebate period or the Rebate shall be terminated.
- b. Any property that is delinquent in any tax payment or special assessment shall not be eligible for a Rebate and such property shall be disqualified from receiving any continuing and/or additional Rebate payments. Any property that is past due in any City utility payment will not be eligible for a Rebate payment.
- c. Following establishment of the increase in assessed value resulting from a specific improvement, the fixed Rebate percentage shall be applied to any change in assessed value or mill levy during subsequent years.
- d. The City Manager, or his/her designee, has the authority and discretion to approve or reject applications based on the eligibility 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 Commission for final determination.

Section 11) A statement specifying the maximum amount and years of eligibility for a rebate of property tax increments

For an approved parcel located in the Area, the qualified owner shall receive the following Rebate of the incremental increase in *ad valorem* property tax resulting from improvements made pursuant to this Plan for a period not to exceed ten (10) years:

Year	Rebate
1	100%
2	90%
3	80%
4	70%
5	60%
6	50%
7	40%
8	30%
9	20%
10	10%

City of Dodge City
Neighborhood Revitalization Plan
South Commercial District

October 22, 2018

This Neighborhood Revitalization Plan (this “Plan”) is required by the Kansas Neighborhood Revitalization Act in order to create a neighborhood revitalization area within the City of Dodge City, Kansas (the “City”). The governing body of the City of Dodge City (the “City Commission”) has determined that the designated area generally described as the South Commercial District (the “Area”) in this Plan is a neighborhood revitalization area as described in K.S.A. 12-17,115(c)(3):

an area in which there is a predominance of buildings or improvements which by reason of age, history, architecture or significances should be preserved or restored to productive use.

The City Commission has also determined that the rehabilitation, conservation, and redevelopment of the Area is necessary to protect the public health, safety and welfare of the residents of the municipality as required by K.S.A. 12-17,116.

In accordance with K.S.A. 12-17,117, the components of this Plan include:

- Section 1) A legal description and map of the Area
- Section 2) The existing assessed valuation of the real estate in the Area
- Section 3) A list of names and addresses of the owners of record of real estate within the Area
- Section 4) The existing zoning classifications and district boundaries and the existing and proposed land uses within the Area
- Section 5) The proposals for improving or expanding municipal services within the Area
- Section 6) A statement specifying eligibility requirements for revitalization for additions to existing buildings and new construction
- Section 7) The criteria used to determine what property is eligible for revitalization
- Section 8) The contents of an application for a rebate of property tax increments
- Section 9) The procedure for an application submission
- Section 10) The criteria used to review and approve applications
- Section 11) A statement specifying the maximum amount and years of eligibility for a rebate of property tax increments

Section 1) A legal description and map of the Area

The Area shall include all real property described herein:

TO BE PROVIDED

As depicted below:



Section 2) The existing assessed valuation of the real estate in the Area

The 2016 appraised value of the real estate in the Area is:

Land:	\$437,850.00
Buildings:	\$2,595,950.00
Total Value:	\$3,033,800.00

The assessed valuation of each individual parcel of land in the Area can be accessed through the County Appraiser's Office, which is located at the Ford County Government Center, 100 Gunsmoke, Dodge City, Kansas.

Section 3) A list of names and addresses of the owners of record of real estate within the Area

Each owner of record of each parcel of land in the Area may be accessed through the County Appraiser's Office, which is located at the Ford County Government Center, 100 Gunsmoke, Dodge City.

Section 4) The existing zoning classifications and district boundaries and the existing and proposed land uses within the Area

Zoning Classifications and Future Land Use Maps are available by contacting the Director of Development Services at City Hall, 806 Second Ave., Dodge City.

Section 5) The proposals for improving or expanding municipal services within the Area

The City recognizes the value of municipal services and capital improvements throughout the community. The City is strongly committed to maintaining a substantial presence in the Area. Efforts underway or in the planning stages include:

Public Safety

Replace and Maintain Fire Equipment
Ongoing Fire Hydrant Replacement Program
Ongoing Police Protection Services
Ongoing Fire Protection Services

Community Projects/Services

Operation of the Public Transportation Program
Snow Removal and Equipment Replacement
Street Lighting Program

Transportation – Streets

Annual Street Maintenance Program

Transportation – Signals

Continued Maintenance of Existing Signal Locations
Continued Support of County Emergency Siren Program

Solid Waste

Continued operation of Sanitation Services
Continued operation of Recycling Programs

Storm water

Continued Enforcement of Stormwater Detention and Soil Erosion for New Development
Adhere To All Regulations in Compliance with NPDES
Stormwater Inlet Annual Cleaning/Maintenance

Water Pollution Control

Continued Operation of Sewer Utility

Continued Sewer System Maintenance
Main Extensions for New Developments
Manhole Rehabilitation/Replacements
Maintain and Upgrade Lift Stations

Water Projects

Ongoing Water Utility Maintenance Including Meter Replacement
Control Water Loss
Main Extensions for New Developments

Section 6) A statement specifying eligibility requirements for revitalization, and whether additions to existing buildings and new construction are eligible

Rehabilitation, conservation, alterations, improvements and additions to any existing commercial structure, construction of new commercial structures, including the conversion of all or part of a residential structure into a commercial structure located within the Area, shall be eligible to apply but shall be subject to the requirements of the Plan as provided herein.

Commercial property must be located within the appropriate zoning districts to be eligible for revitalization.

Section 7) The criteria used to determine what property is eligible for revitalization

- a) Construction of the improvements must have been commenced on or after November 22, 2018, the effective date of enactment of the Plan, as documented by a building permit.
- b) In order to participate, the minimum cost of all improvements to each parcel of land shall not be less than Fifteen Thousand Dollars (\$15,000.00) as documented by a building permit and all improvements to a parcel of land shall result in a minimum increase in assessed valuation of five percent (5%) for commercial property as determined by the Ford County Appraiser following partial or total completion of the improvements.
- c) Property eligible for other real estate tax incentives under any other program adopted pursuant to statutory or constitutional authority, such as RHID, IRB, etc., may participate in only one (1) such program at the same time. (i.e.: NRP, RHID, IRB)
- d) The property for which the Rebate is requested shall, following the improvements, conform to all applicable city codes and regulations in effect at the time the improvements are made and shall remain in compliance for the duration of the Rebate period. If a code violation is not corrected within a reasonable time the Rebate shall be terminated. This includes new as well as the existing improvements to the property.
- e) Any property located within the Area that is not current in the payment of any taxes, special assessments or City utility payments shall not be eligible for the Rebate.

- f) Any owner of any property located within Ford County who is not current in the payment of any real estate taxes, special assessments or City utility payments shall not be eligible to participate in the Plan.
- g) No application shall be considered for an improvement to any parcel of land for which an unresolved tax protest has been filed.
- h) If any participating owner fails to maintain a current tax payment status on the participating property, or any other real property located in Ford County in which the owner has an ownership interest throughout the ten (10) year Rebate period, the owner and participating property shall be disqualified from the Rebate program, and no further Rebates shall be made to the owner.

Section 8) The contents of an application for a rebate of property tax increments

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

Application Part I:

- a. Owner's name
- b. Owner's mailing address
- c. Owner's daytime phone number
- d. Address of property
- e. Legal description of property
- f. Parcel I.D. No.
- g. Building Permit No.
- h. Existing use of property
- i. Proposed use of property
- j. Age of principal building(s)
- k. Occupancy status during the last five (5) years
- l. Buildings proposed to be demolished
- m. Nature of proposed improvements
- n. Estimated cost of proposed improvements
- o. Date construction is to start
- p. Estimated date of completion of construction
- q. County Appraiser's statement of existing assessed valuation of real estate and improvements

Application Part II:

- a. Status of construction as of January 1 following commencement of improvements
- b. County Appraiser's statement of increase in assessed valuation of improvements
- c. County Clerk's statement of tax and special assessment status
- d. Director of Development Services' statement of program compliance

Application Part III:

- a. Status of property sold
- b. Seller's name
- c. Seller's phone number

- d. Seller's mailing address
- e. Buyer's name
- f. Buyer's phone number
- g. Buyer's mailing address
- h. Status of transferring the NRP rebate to the tenant
- i. Owner's name
- j. Owner's phone number
- k. Owner's mailing address

Section 9) The procedure for an application submission

- a) The applicant will obtain an application for the Rebate from the City Development Services Department when a building permit is issued.
- b) The applicant must complete and sign Part 1 of the application for the Rebate and file the original of the application with the City Development Services Department, along with an application fee, within sixty (60) calendar days following issuance of the building permit.
- c) The City Development Services Department will forward the application to the Ford County Appraiser for determination of the existing assessed valuation of the real property and existing improvements.
- d) Upon completion by the County Appraiser, the County Appraiser will return the application to the City Development Services Department.
- e) The applicant must certify the status of the improvement project as of December 31 of the year during which construction of the improvement is completed by completing and signing Part 2 of said application. The applicant must file Part 2 of the application with the City Development Services Department on or before December 31 in the year immediately preceding the commencement of the Rebate period.
- f) Upon notification by the City Development Services Department, the County Appraiser shall conduct an on-site inspection of the construction project and determine the new valuation of the real property and improvements as of January 1, and shall complete the County Appraiser's portion of the application and shall report the new valuation to the County Clerk no later than June 15 of that same year. The tax records on the project will be revised by the County Clerk.
- g) Upon determination by the County Appraiser that the improvements meet the percentage test for rebate, determination by the County Clerk that the taxes and assessments on the property are not delinquent, determination by the City Clerk that utility billings are current, and determination by the City Development Services Department that the project is complete and that the application meets the requirements for a Rebate, the City Development Services Department shall make a recommendation for approval.
- h) Once approved, the City Development Services Department will notify the applicant of the approval.
- i) As of each distribution date as specified in K.S.A. 12-1678a and upon the full payment of the real estate taxes, the County Treasurer shall make the Rebate to the current Owner of the property determined by the most recent information contained in the Neighborhood Revitalization Application Part I or Part III filed with the County Treasurer. The rebate shall be paid within thirty (30) days after the next distribution date as specified in K.S.A.

12-1678a from the Commercial Neighborhood Revitalization Fund established by Ford County in conjunction with the taxing entities participating in the Interlocal Agreement.

- j) The Dodge City/Ford County Economic Development Corporation will make periodic reports on the rebate program to the governing bodies of the participating taxing entities.

Section 10) The criteria used to review and approve applications

- a. The parcel of land for which a Rebate is requested shall conform to all applicable City codes and regulations in effect at the time the improvements are made, and shall remain in compliance for the duration of the Rebate period or the Rebate shall be terminated.
- b. Any property that is delinquent in any tax payment or special assessment shall not be eligible for a Rebate and such property shall be disqualified from receiving any continuing and/or additional Rebate payments. Any property that is past due in any City utility payment will not be eligible for a Rebate payment.
- c. Following establishment of the increase in assessed value resulting from a specific improvement, the fixed Rebate percentage shall be applied to any change in assessed value or mill levy during subsequent years.
- d. The City Manager, or his/her designee, has the authority and discretion to approve or reject applications based on the eligibility 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 Commission for final determination.

Section 11) A statement specifying the maximum amount and years of eligibility for a rebate of property tax increments

For an approved parcel of land located in the Area, the qualified owner shall receive the following Rebate of the incremental increase in *ad valorem* property tax resulting from improvements made pursuant to this Plan for a period not to exceed ten (10) years:

Year	Rebate
1	100%
2	90%
3	80%
4	70%
5	60%
6	50%
7	40%
8	30%
9	20%
10	10%