

JOINT CITY/COUNTY/USD #443/DODGE CITY COMMUNITY COLLEGE MEETING

Administration Building, 2112 1ST Avenue

Tuesday, September 6, 2022

5:30 p.m.

CALL TO ORDER

ROLL CALL

PUBLIC HEARING

Joint Public Hearing Regarding Adoption of Neighborhood Revitalization Plan.

RESOLUTIONS

Resolution No. 2022-31: A Resolution Adopting the City of Dodge City Neighborhood Revitalization Plan and Designating a Neighborhood Revitalization Area. Report by Mollea Wainscott, Assistant Director of Economic Development.

NEW BUSINESS

1. Discussion and Approval of Interlocal Agreement between the City of Dodge City, Ford County, USD #443, Board of Education, and Dodge City Community College Board of Trustees regarding adoption of a Neighborhood Revitalization Plan to Unify Downtown District, Frontview District Historic District, North Commercial District, Residential District, and South Commercial District.

ADJOURNMENT



Memorandum

To: City Manager, City Commissioners
From: Mollea Wainscott, Assistant Director of Economic Development
Date: 08/24/2022
Subject: Neighborhood Revitalization Program
Agenda Item: Resolution No. 2022-31

Purpose: To promote and encourage commercial and residential development through the creation, rehabilitation, conservation, or redevelopment of designated areas 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.

Recommendation: Staff recommends adoption of Resolution 2022-31, which adopts a Unified Neighborhood Revitalization Plan.

Background: In 2009, the City adopted a Neighborhood Revitalization Program (NRP) and created a NRP district to provide developers and property owners the incentive to increase the value of their property in a designated area. Since the initial NRP district was created, the City has created five (5) additional districts. The adoption of this NRP will provide an incentive needed to entice developers to our area and encourage current property owners to invest in our community.

City Commission Options:

1. Approve
2. Disapprove
3. Table for further discussion

Financial Considerations: The taxing entities have no risk in this process; in addition, they would not have received the increment as the development would not have been feasible without the incentive.

Legal Considerations: None

Mission/Values: To provide adequate housing in order for the City to accommodate present and future growth.

Attachments: Resolution No. 2022-31

Approved for the Agenda by:

Name, Title

RESOLUTION 2022-31

A RESOLUTION ADOPTING THE CITY OF DODGE CITY UNIFIED NEIGHBORHOOD REVITALIZATION PLAN AND DESIGNATING A NEIGHBORHOOD REVITALIZATION AREA.

WHEREAS, pursuant to the provisions of K.S.A. 12-17,114 et seq. the City of Dodge City is authorized to adopt a Unified 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 such an Area; and,

WHEREAS, following proper notice the City of Dodge City has conducted a public hearing concerning the proposed Unified Neighborhood Revitalization Plan; and,

WHEREAS, the City of Dodge City finds that the adoption of the proposed Unified Neighborhood Revitalization Plan (the “Plan”) and the implementation of the Plan in the designated Area 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 Unified Neighborhood Revitalization Plan for the City of Dodge City, Kansas dated September 22, 2022, 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. This Resolution shall remain in effect until rescinded by action of the City Commission.

Approved this 6th day of September, 2022 and signed by the Mayor.

Mayor

ATTEST:

City Clerk

City of Dodge City
Unified Neighborhood Revitalization Plan

September 6, 2022

Introduction

The purpose of this Unified Neighborhood Revitalization Plan (the “Unified Plan”) is to promote and encourage commercial and residential development through the creation, rehabilitation, conservation, or redevelopment of the designated areas in order to protect the public health, safety, or welfare of the residents of the City of Dodge City, Kansas. The Governing Body of the City of Dodge City has determined that the designated areas generally described previously as the Downtown District, Frontview District, Historic District, North Commercial District, Residential District, and South Commercial District, (as delineated in attachment A), and hereinafter referred to as the “Area”, are collectively 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.

In accordance with the provisions of K.S.A. 12-17,114, et. seq., the Governing Body has held public hearings 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.

It is further understood that the Governing Body may declare a building outside of a Neighborhood revitalization area to be a “dilapidated structure” if the structure satisfies the definition set forth in K.S.A. 12-17,115(a).

Furthermore, the Governing Body of Dodge City has also determined that the creation, rehabilitation, conservation, or redevelopment of the Areas 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 the Unified Plan include:

- Section (1) A legal description of the real estate forming the boundaries of the proposed area and a map depicting the existing parcels of real estate;
- Section (2) the existing assessed valuation of the real estate in the proposed area, listing the land and building values separately;
- Section (3) a list of names and addresses of the owners of record of real estate within the proposed area;
- Section (4) the existing zoning classifications and district boundaries and the existing and proposed land uses within the proposed area;
- Section (5) any proposals for improving or expanding municipal services within the proposed area including, but not limited to, transportation facilities, water and sewage systems, refuse collection, road and street maintenance, park and recreation facilities and police and fire protection;
- Section (6) a statement specifying what property is eligible for revitalization and whether rehabilitation and additions to existing buildings or new construction or both is eligible for revitalization;
- Section (7) the criteria to be used by the governing body to determine what property is eligible for revitalization;

- Section (8) the contents of an application for a rebate of property tax increments authorized by K.S.A. 12-17,118, and amendments thereto;
- Section (9) the procedure for submission of an application for a rebate of property tax increments authorized by K.S.A. 12-17,118, and amendments thereto;
- Section (10) the standards or criteria to be used when reviewing and approving applications for a rebate of property tax increments authorized by K.S.A. 12-17,118, and amendments thereto;
- Section (11) a statement specifying the maximum amount and years of eligibility for a rebate of property tax increments authorized by K.S.A. 12-17,118; and,
- Section (12) any other matter deemed necessary by the governing body.

Section (1): A legal description of the real estate forming the boundaries of the proposed areas and a map depicting the existing parcels of real estate.

Legal Description and map of Downtown District

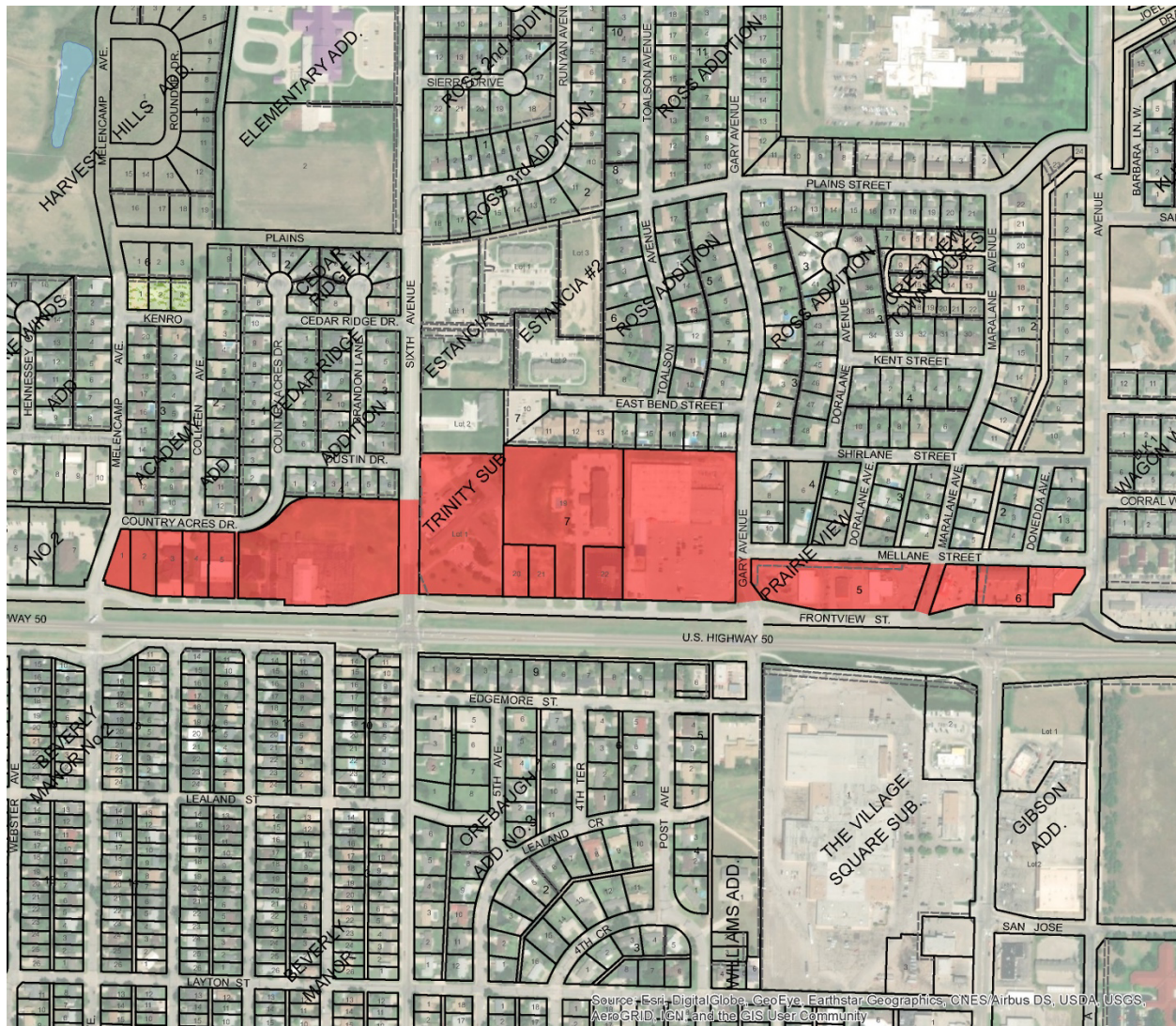
Beginning at the intersection of the east r/w line of Fifth Ave. and the south r/w line of Wyatt Earp Blvd. as the point of beginning; thence north along the east r/w line of Fifth Ave. to the extended south line of the north 60 feet of Lots 41,42,43 and 44 of Walnut Street, Original Town; thence west 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 on a line parallel with and 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 A venue; thence south along the west r/w line of said 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.

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Beginning at the southwest corner of Lot 1, Block 1, Academy Addition; thence north along the west line of said Lot 1 to the northwest thereof and south line of Country Acres Drive; thence east along the south right of way line of Country Acres Drive to the southwest corner of Reserve Area "A", Block 4, Cedar Ridge Addition; thence easterly along the south line of said Reserve Area "A" to the south line of Lot 2, Block 4, Cedar Ridge Addition; thence east along the south line of said Block 4 extended to the east right of line of Sixth Avenue; thence north along the east right of way line of Sixth Avenue to the northwest corner of Lot 1 Trinity Subdivision; thence east along the north line of said Lot 1 to the west line of Lot 19, Block 7, Ross Addition; thence north along the west line of said lot 19 to the southwest corner of Lot 11, Block 7, Ross Addition; thence east along the south line of lot 11 through 18 inclusive of said Block 7 to the west right of way line of Gary Avenue; thence south along the west right of way line of Gary Avenue to the extended south right of way line of Mellane Street; thence east along the south right of way line of Mellane Street to the west right of way line of Avenue A; thence south along the west right of way line of Avenue A to the north right of way line of Frontview Street; thence westerly along the north right of way line of Frontview Street to the east right of way line of Melencamp Avenue and Point of Beginning.

Beginning at the southwest corner of Lot 1, Block 1, Academy Addition; thence north along the west line of said Lot 1 to the northwest thereof and south line of Country Acres Drive; thence east along the south right of way line of Country Acres Drive to the southwest corner of Reserve Area "A", Block 4, Cedar Ridge Addition; thence easterly along the south line of said Reserve Area "A" to the south line of Lot 2, Block 4, Cedar Ridge Addition; thence east along the south line of said Block 4 extended to the east right of line of Sixth Avenue; thence north along the east right of way line of Sixth Avenue to the northwest corner of Lot 1 Trinity Subdivision; thence east along the north line of said Lot 1 to the west line of Lot 19, Block 7, Ross Addition; thence north along the west line of said lot 19 to the southwest corner of Lot 11, Block 7, Ross Addition; thence east along the south line of lot 11 through 18 inclusive of said Block 7 to the west right of way line of Gary Avenue; thence south along the west right of way line of Gary Avenue to the extended south right of way line of Mellane Street; thence east along the south right of way line of Mellane Street to the west right of way line of Avenue A; thence south along the west right of way line of Avenue A to the north right of way line of Frontview Street; thence westerly along the north right of way line of Frontview Street to the east right of way line of Melencamp Avenue and Point of Beginning.

As depicted below:

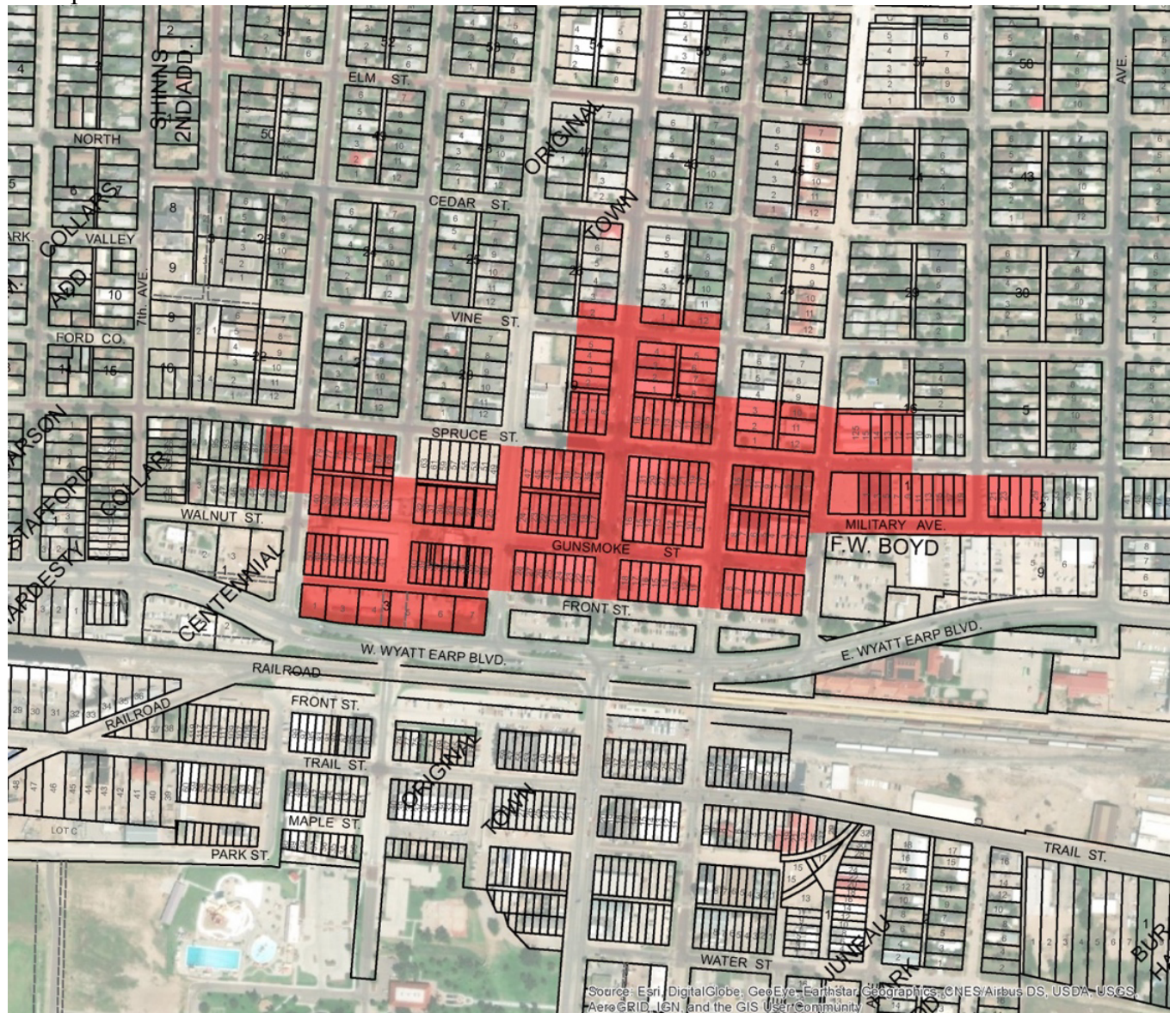


Legal Description and map of Historic District

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 on a line parallel with and 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 line 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.; thence west along the north r/w line of Wyatt Earp Blvd. to the point of beginning.

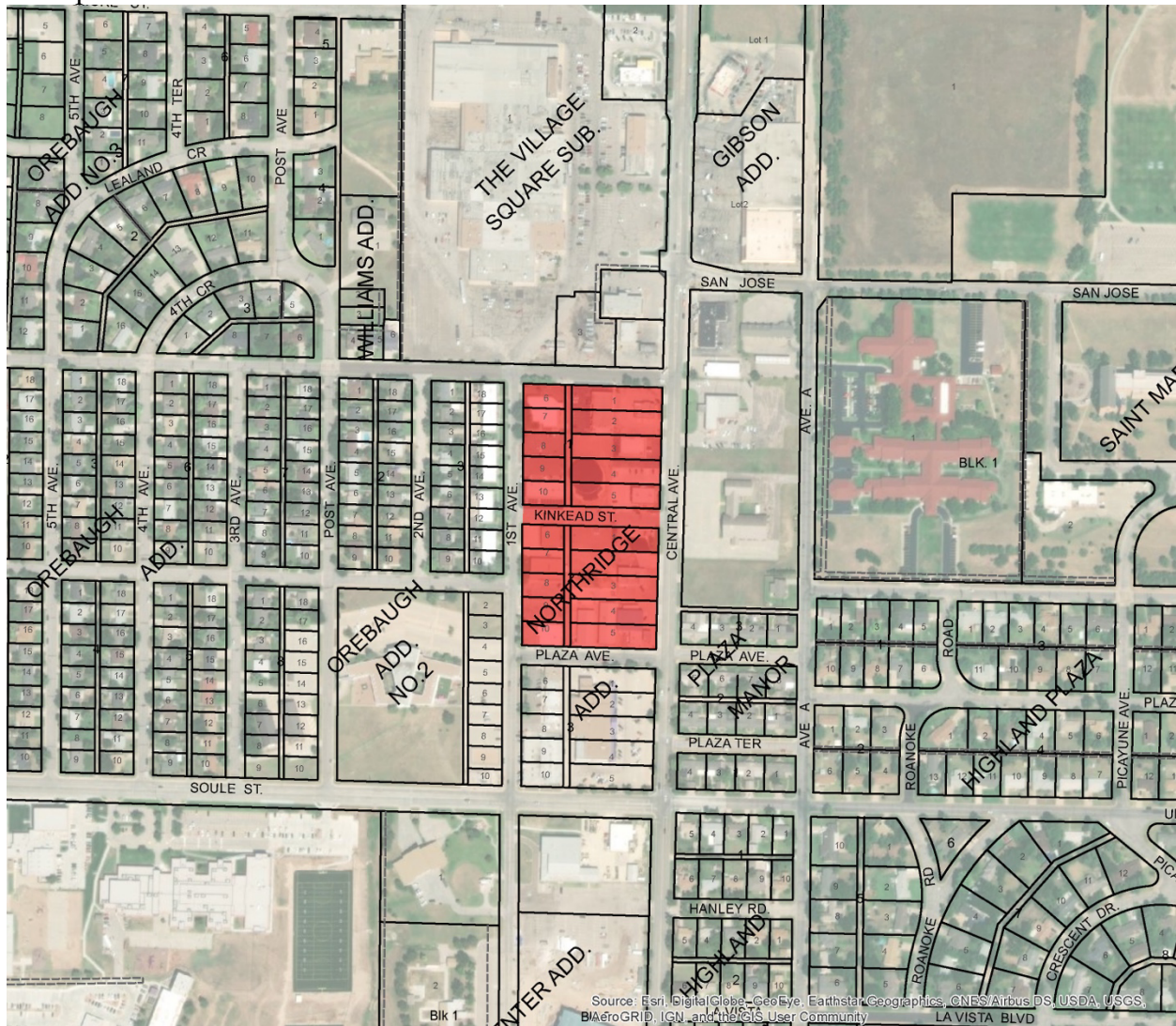
As depicted below:



Legal Description and map of North Commercial District

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

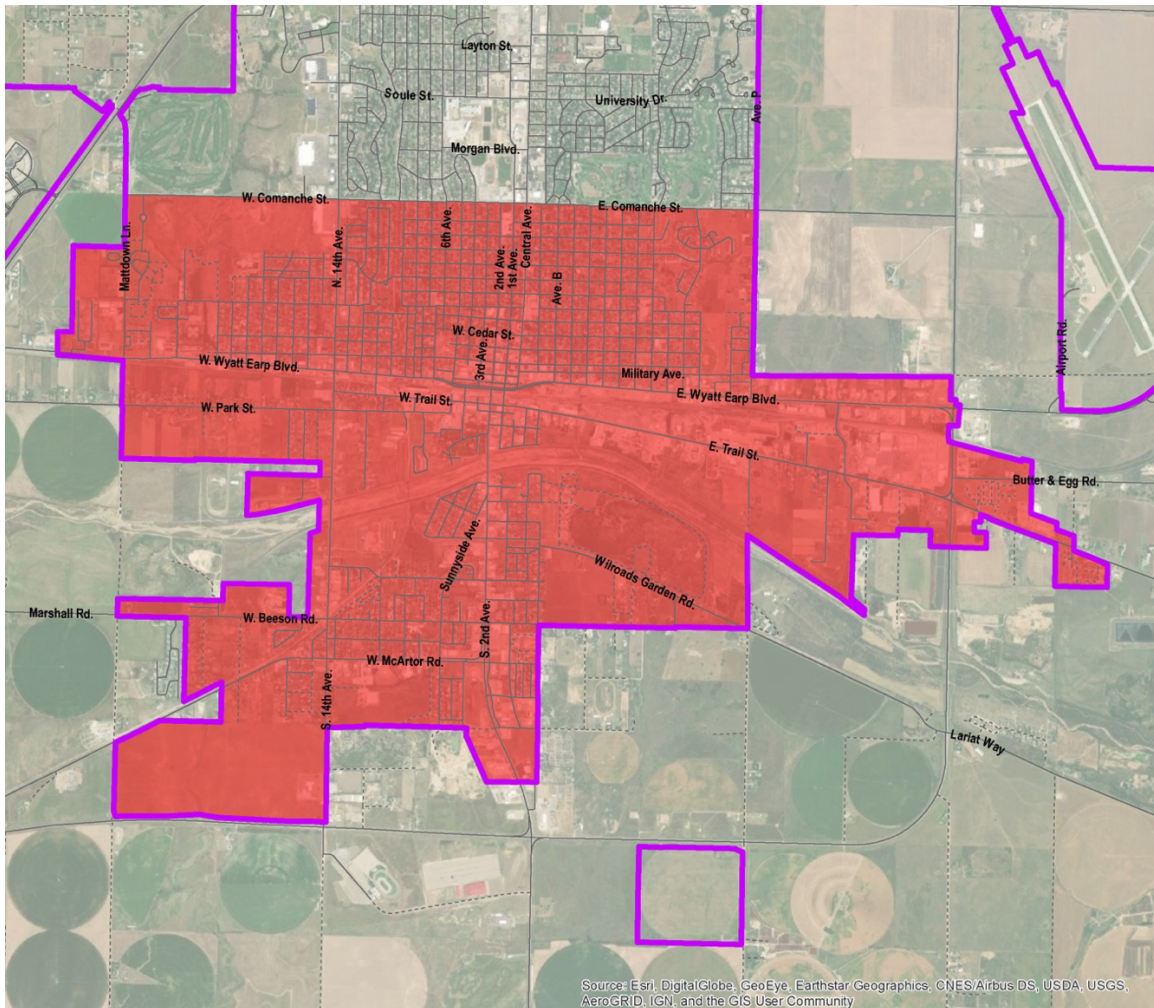
As depicted below:



Legal Description and map of Residential District

Generally, the Neighborhood revitalization area is all areas within the contiguous Dodge City, city limits as defined by Resolution No. 2021-31 south of the south street right-of-way of Comanche Street, containing 5098 acres (7.97 square miles), more or less.

As depicted below:

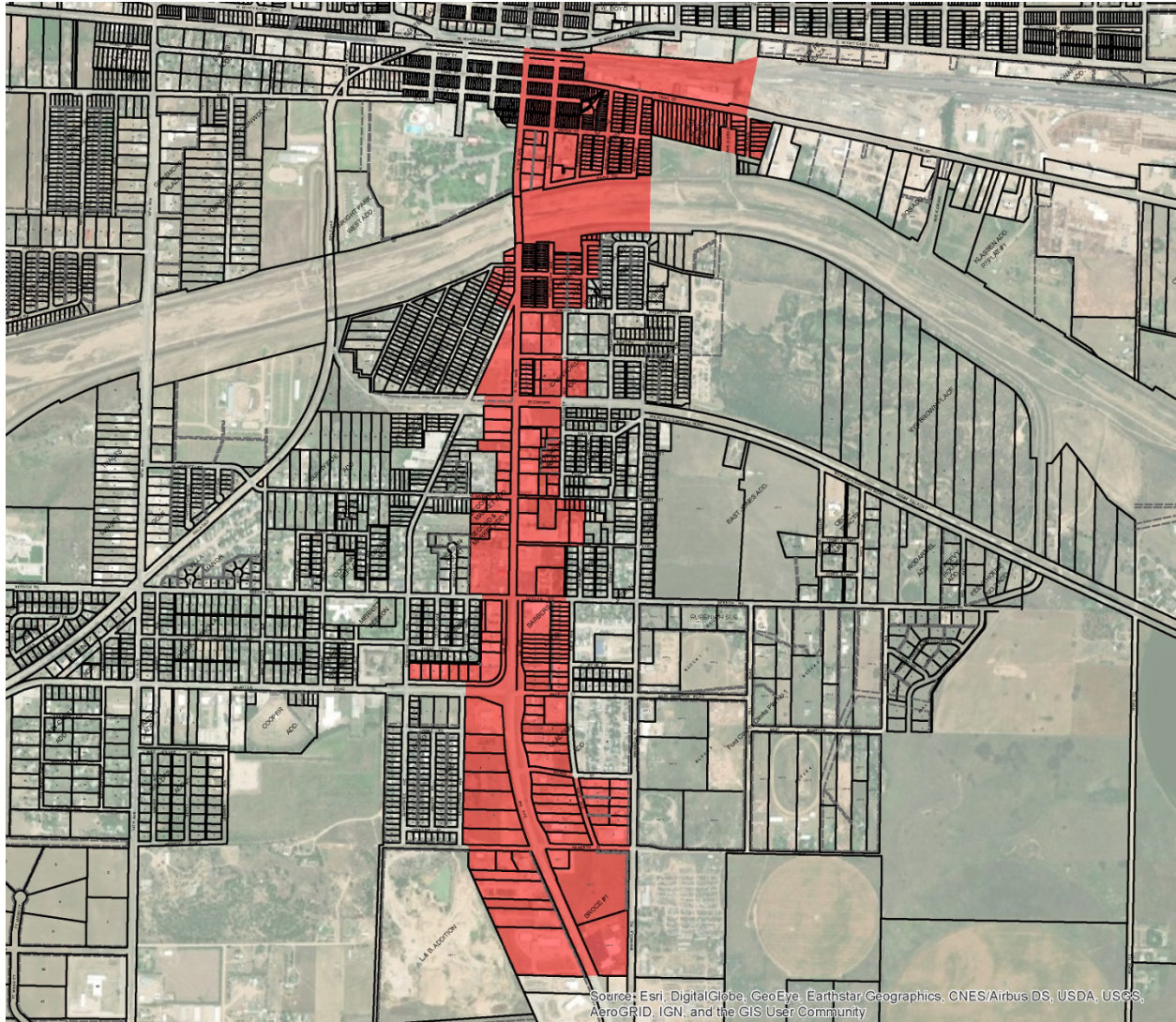


Legal Description and map of South Commercial District

Beginning at a point on the north r/w line of the BN&FS Railroad Intersecting the west r/w line of Second Avenue; Thence easterly along the north r/w line of the BN&FS Railroad to the southeast corner of western Beverage; Thence northeasterly on a direct line to the southwest corner of Lot 1, Santa Fe Plaza; Thence southerly on a direct line to the northeast corner of Lot 1, Block 2, Burr Hancock Addition; Thence easterly along the south r/w line of East Trail Street to the northeast corner of Block 3, Burr Hancock Addition; Thence southerly along the east line of said Block 3 to the southeast corner thereof; Thence westerly along the south line of Block 1, Block 2, and Block 3 of Burr Hancock Addition to the east line of Section 26, Township 26 South, Range 25 West of the 6th P.M.; Thence south along the east line of said Section 26 to the south line of the Arkansas River; Thence westerly along the south line of the Arkansas River to the northwest corner of Block 2, Waddel Subdivision; Thence south along the west line of said Block 2 to the north line of Waddel 2nd Subdivision; Thence west along the north line of Waddel 2nd Subdivision to the northwest corner thereof; Thence south along the west line of Waddel 2nd Subdivision to the north r/w line of Cherry Street; Thence west along the north r/w line of Cherry Street to the extended west r/w line of Sunflower Avenue; Thence south along the west r/w line of Sunflower Avenue to the south r/w line of Poplar Street; Thence east along the south r/w line of Poplar Street to the northeast corner of Lot 2, Block 7, Crawford Addition; Thence south along the east line of Lot 2, and Lot 3, Block 7, Crawford Addition to the north r/w line of Sycamore Street; Thence west along the north r/w line of Sycamore Street to the west r/w line of Sunflower Avenue; Thence south along the west r/w line of Sunflower Avenue extended to the south r/w line of East Market Street; Thence east along the south r/w line of East Market Street a distance of 269.5 feet; Thence southerly and parallel to the east r/w line of South Second Avenue to the northwest corner of Lot 16, Block 1, Myers Replat; Thence west along the south r/w line of Pearl Street to the northwest corner of Lot 1, Block 2, Myers Replat; Thence south along the west line of said Block 2 extended to the south r/w line of Beeson Road; Thence east along the south r/w line of Beeson Road to the west r/w line of Rath Avenue; Thence southerly along the west r/w line of Rath Avenue to south r/w line of Agnes Street; Thence east along the south r/w line of Agnes Street to the west r/w line of Minneola Road; Thence south along the

west r/w line of Minneola Road to the southeast corner of Lot 3, Broce #1 Subdivision; Thence west along the south line of said Lot 3 Broce #1 Subdivision extended to the west r/w line of South Second Avenue; Thence southerly along the west r/w of South Second Avenue to a line running parallel to and 1314 feet north of the south line of the southwest quarter of Section 2, Township 27 South, Range 25 West, of the 6th P.M.; Thence west along said parallel line to a point of the east line of Lot 1, L&B Addition; Thence northerly along the east of said Lot 1, L&B Addition extended to the north r/w line of Kenneth Street; Thence west along the north r/w line of Kenneth Street to the east r/w line of Brightside Avenue; Thence north along the east r/w line of Brightside Avenue extended to the south line of Block 3, Barbers Addition; Thence west along the south line of said Block 3 to the east r/w line of Sunnyside Avenue; Thence north along the east r/w line of Sunnyside Avenue to the northwest corner of Lot 12, Block 3, Barbers Addition; Thence east along the north line of Lots 6 through 12 of said Block 3, to the northeast corner of Said lot 6; Thence north along the west line of Lots 2 through 5 of said Block 3 extended to the north r/w line of Beeson Road; Thence west along the north line of Beeson Road to the southeast corner of Lot 10, Beeson Court Addition; Thence north along the east line of Beeson Court Addition and the west line of Second and Market Addition extended to the north r/w line of West Market Street; Thence east along the north line of West Market Street to a point that is 157 feet west of the west r/w line of South Second Avenue; Thence north parallel to the west r/w line of South Second Avenue a distance of 443.5 feet; Thence west perpendicular to the west r/w line of South Second Avenue to point 358 west of said west r/w; Thence north parallel to the west r/w line of South Second Avenue a distance of 122 feet; Thence east perpendicular to the west r/w line of South Second Avenue to point 300 west of said west r/w; Thence north parallel to and 300 feet west of the west r/w line of South Second Avenue to the north r/w line of Sycamore Street; Thence west along the north r/w line of Sycamore Street to the east r/w line of Sunnyside Avenue; Thence northeasterly along the east r/w line of Sunnyside Avenue to the extended south line of Lot 15, Block 2, Crawford Place Addition; Thence northwesterly along the south line of said Lot 15 to the southwest corner thereof; Thence northeasterly along the west line of Lot 15 and Lot 17 to the southeast corner of Lot 20, Block 2, Crawford Place Addition; Thence northwesterly along the south line of said Lot 20 to the east r/w line of Smith Street; Thence northeasterly along the east r/w line of Smith Street to the south r/w line of Willow Street; Thence east along the south r/w line of Willow Street to the northwest corner of Lot 29, Block 2, Crawford Place Addition; Thence north along the west line of Lot 30 and Lot 31 of said Block 2 extended to the south line of the Arkansas River; Thence easterly along the south line of the Arkansas River to the west r/w line of Second Avenue; Thence northerly along the west r/w line of Second Avenue to the north r/w line of West Trail Street; Thence west along the north r/w line of West Trail Street to the southwest corner of Lot 49, Original Town; Thence north along the west line of Lot 49, Original Town to the northwest corner thereof; Thence east along the north line of Lots 41, 43, 45, 47, and 49, Original Town to the west r/w line of Second Avenue; Thence north along the west r/w line of Second Avenue to the Point of Beginning.

As depicted below:



Section (2): the existing assessed valuation of the real estate in the proposed areas, listing the land and building values separately.

The 2021 appraised value of the real estate in the Areas is:

	Downtown District	Frontview District	Historic District	North Commercial District	Residential District	South Commercial District
Land Value:	\$3,808,800	\$1,028,270	\$794,820	\$720,290	\$62,885,150	\$4,188,080
Buildings Value:	\$57,865,120	\$8,728,470	\$24,100,530	\$3,414,280	\$524,822,610	\$22,693,290
Total Value:	\$61,673,920	\$9,756,740	\$24,895,350	\$4,134,570	\$587,707,760	\$26,881,370

The assessed valuation of each individual parcel of land in the Areas 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 areas.

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

Section (4): the existing zoning classifications and district boundaries and the existing and proposed land uses within the areas.

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

Section (5): any proposals for improving or expanding municipal services within the area including, but not limited to, transportation facilities, water and sewage systems, refuse collection, road and street maintenance, park and recreation facilities, and police and fire protection.

The City of Dodge City recognizes the value of municipal services and capital improvements throughout the community. The City of Dodge City is strongly committed to maintaining a substantial presence in the Areas. 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 what property is eligible for revitalization and whether rehabilitation and additions to existing buildings or new construction or both is eligible for revitalization.

Rehabilitation, conservation, alterations, improvements, and additions to any existing commercial or residential structure, construction of new commercial or residential structures located within each designated area, shall be eligible to apply but shall be subject to the requirements of the Unified Plan as provided herein.

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

Section (7): the criteria to be used by the Governing Body to determine what property is eligible for revitalization.

- a) Construction of an improvement must have been commenced on or after September 06, 2022, the effective date of enactment of the tax rebate program, as documented by a building permit. An improvement project constructed pursuant to a building permit and an application for tax rebate filed before September 06, 2022, may be eligible for a rebate under the Neighborhood Revitalization Program created by City Resolution 2022-31.
- b) The minimum increase in assessed valuation shall be ten percent (10%) as determined by the Ford County Appraiser following completion of the improvement.
- 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.
- 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 real 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 Unified Plan.
- g) No application shall be considered for an improvement to any parcel of real property 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 real 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 said owner.

Section (8): the contents of an application for a rebate of property tax increments authorized by K.S.A. 12-17,118, and amendments thereto.

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

Section (9): the procedure for submission of an application for a rebate of property tax increments authorized by K.S.A. 12-17,118, and amendments thereto.

- a) The applicant shall obtain an application for the Rebate from the Dodge City/Ford County Development Corporation once they have the building permit application from City Development Services.
- b) The applicant shall complete and sign Part 1 of the application and file with the Ford County Appraiser. The Ford County Appraiser will determine the existing assessed valuation of the property and existing improvements and forward a copy of the application to the Dodge City/Ford County Development Corporation.

- c) 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 Part 2 and the Certificate of Occupancy with the Ford County Appraiser on or before December 31 in the year immediately preceding the commencement of the Rebate Period.
- d) 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 1. The tax records on the project shall be revised by the County Clerk's Office.
- e) 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, the County Appraiser will notify the applicant and the Dodge City/Ford County Development Corporation approval of the NRP Program.
- f) 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. 12-17,118.
- g) The Dodge City/Ford County Development Corporation will make periodic reports on the rebate program to the governing bodies of the participating taxing entities.

Section (10): the standards or criteria to be used when reviewing and approving applications for a rebate of property tax increments authorized by K.S.A. 12-17,118, and amendments thereto.

- 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 real property shall be disqualified from receiving any continuing and/or additional Rebate payments. Any property that is past due in any City utility payment shall 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, 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 (11): statement specifying the maximum amount and years of eligibility for a rebate of property tax increments authorized by K.S.A. 12-17,118.

Standard Rebate Program – 10 years

95% for years 1-5

50% for years 6-10

-All eligible uses not specified in Districts/Areas below

Standard Plus Rebate Program – 15 years

95% for years 1-15

-Historic District

Standard Plus 20 Rebate Program – 20 years

95% for years 1-20

-Minimum \$6,000,000 investment

-Governing Body Approval

Section (12): any other matter deemed necessary by the governing body.

a) None

**Neighborhood Revitalization Plan
Adopt New NRP To Unify Downtown District, Frontview District, Historic
District, North Commercial District, Residential District, and South
Commercial District
Interlocal Agreement**

THIS INTERLOCAL AGREEMENT (hereinafter the “Agreement”) entered into this 6th day of September 2022, 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, 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 Unified Neighborhood Revitalization Plan attached hereto as Exhibit A (the “Plan”). The Parties further agree that the Unified 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 Unified 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, excluding capital outlay taxes levied by school districts, (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 Unified Plan shall be credited to the 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 Unified Plan every three (3) years hereafter, to determine any needed modifications to the Unified 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, do hereby agree to the unification of the Neighborhood Revitalization Plan Downtown Commercial District, Frontview District, Historic District, North Commercial District, Residential District, and South Commercial District.
5. This Agreement shall become effective at such time as all necessary filings and approvals have occurred as required by Kansas statute, and this Agreement will then 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

Mayor

ATTEST:

City Clerk

Ford County, Kansas

Commissioner

Commissioner

Commissioner

ATTEST:

County Clerk

Unified School District No. 443

By: _____
Board President

ATTEST:

Clerk of the Board

Dodge City Community College

By: _____
Board Chair

ATTEST:

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