

Neighborhood Revitalization Program
Osage County, Kansas



Sincerely,

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NEIGHBORHOOD REVITALIZATION PLAN

Neighborhood Revitalization Property Tax Rebates Osage County, Kansas

Part 1 Mission

The primary intent of the Kansas Neighborhood Revitalization Act is to provide communities with a long-term increase and stabilization in their property tax base by encouraging the rehabilitation or new construction which may not otherwise have occurred

Part 2 Objectives

In accordance with K.S.A. 12-17, 114 et seq, the Kansas Neighborhood Revitalization Program, uses property tax rebates to provide incentives to revitalize designated areas or districts determined to be in need of improvement.

Osage County has adopted the following primary objectives for revitalization:

to promote redevelopment, rehabilitation, or conservation of existing residential, agricultural, and commercial properties, and; 2) new construction for commercial and agricultural properties, and; 3) construction of new residential living units within Osage County.

Part 3 Statement of Findings

Through the course of examining recent activities plus demographic information, it appears that Osage County exhibits characteristics of being economically disadvantaged with ensuing community deterioration. Informational highlights are provided as follows.

Osage County has a 2019 population of 15,949.

The median household income in Osage County is \$54,090 with a poverty rate of 10.1% compared to Kansas at \$62,087.

The median house value is \$115,700 compared to Kansas at \$163,200.

A Neighborhood Revitalization Plan should be viewed as an essential tool for promoting growth and expansion in the County. Economic or community development efforts will be able to utilize this Plan as one means of promoting growth and revitalization.

Part 4 Proposed Remedy

Provide a competitive tax rebate program to promote current structure revitalization and attract new residential and commercial growth.

Part 5 Interlocal Agreement

In Pursuant to K.S.A. 12-2901 et. seq., Osage County requests that all governing bodies with taxation authority within Osage County participate in an Interlocal Agreement for Neighborhood Revitalization. The purpose of the Osage County Neighborhood Revitalization plan is to promoted economic development through the Kansas Neighborhood Revitalization Property Tax Rebate Program. This opportunity can be enhanced by the participation of all taxing agencies in the county.

Affected municipalities in Osage County include:

- City of Burlingame
- City of Carbondale
- City of Lyndon

- City of Melvern
- City of Osage City
- City of Overbrook
- City of Scranton
- City of Quenemo

Affected Townships in Osage County Include:

- Agency
- Arvonia
- Barclay
- Burlingame
- Dragoon
- Elk
- Fairfax
- Grant
- Junction
- Lincoln
- Melvern
- Olivet
- Ridgeway
- Scranton
- Superior
- Valley Brook

Affected Fire Districts in Osage County Include:

- Agency Township Fire Dept.
- Carbondale City Fire Dept.
- Emporia Fire Dept.
- Hunter Rural Fire Dept.
- Osage County Fire District #1
- Osage County Fire District #2
- Osage County Fire District #3
- Osage County Fire District #4
- Osage County Fire District #5
- Osage County Fire District #6
- Quenemo City Fire Department
- Rush County Fire District #7
- Scranton Fire Department

Affected School Districts in Osage County Include:

- USD 420 – Osage City
- USD 421 – Lyndon
- USD 434 – Santa Fe Trail
- USD 454 – Burlingame
- USD 456 Marias Des Cygnes Valley

Governing bodies providing official signatures joining in the Interlocal Agreement attest to their support and willingness to participate in the Osage County Neighborhood Revitalization Tax Rebate Program.

The Osage County Neighborhood Revitalization Tax Rebate Program applies to all non-publicly owned areas of the County and corporate limits of all cities.

Part 6 Revitalization Area

All non-publicly owned areas of the County limits

Part 7 Establishment of a Neighborhood Revitalization Fund

After the adoption of this Revitalization Plan, a corresponding Revitalization Fund will be established to finance the project. Any incremental increase in valuation resulting from improvements made to property located within the designated Revitalization Area may be credited to the Revitalization Fund for the purpose of returning all or a portion thereof back to the tax payer in the form of a rebate.

Part 8 Appraised Valuation of Real Property

The existing appraised valuation of the real property in the proposed revitalization area, listing land and improvements values separately are on record at the Osage County Appraiser's office.

Part 9 Listing of Owners - of Record within the Revitalization Area

The names and addresses for owners-of-record of real-property within the proposed revitalization area are on record at the Osage County Clerk's Office.

Part 10 Existing Zoning Classification and Boundaries

Existing zoning classifications with corresponding boundaries are on record at the Osage County Land Use.

Part 11 Existing and Proposed Land Uses

According to Osage County Zoning and Subdivision Regulations, conditional use permits will be pursued as warranted in accordance with governing authority procedures.

Part 12 Capital Improvements Planned for Revitalization Area

All public facilities, infrastructure, and utilities will continue to be maintained as part of the routine operations. Specific needs for the upgrading of existing, or addition of new public capital improvements are expected but currently unidentified.

Part 13 Applicant Eligibility

1. Applicant must demonstrate ownership; or
2. If applicant is a tenant, a copy of the lease contract providing proof of leasehold interest indicating lessee is responsible for all ad valorem taxes.
3. Any applicant approved for, or participating in, this tax rebate program shall be required to meet or maintain ANY other compliance mandates as required by Federal, State, or local governing authorities.
4. Applicant must be timely in their efforts for program application and participation.
5. Applicant purchasing property pursuant to an installment contract and who has an equitable interest in the real property is eligible to apply. The applicant must demonstrate to the County that the applicant is contractually responsible to pay all the real property taxes.

Part 14 Property Eligibility

Residential, Commercial, Industrial, Historical, and Agricultural Properties.

1. Rehabilitation, alterations, and additions to any existing residential structure with the exception of accessory structures such as garages, gazebos, storage buildings, workshops, swimming pools, etc.
2. New construction of Residential, Commercial, and Industrial, with the exception of accessory structures such as garages, gazebos, storage buildings, workshops, swimming pools, etc.
3. Applicant purchasing property pursuant to an installment contract and who has an equitable interest in the real property is eligible to apply. The applicant must demonstrate to the County that the applicant is contractually responsible to pay all the real property taxes.
4. Located within the county and within the designated revitalization area.

Improvements to existing or construction of ***new residential accessory structures such as garages, gazebos, storage buildings, workshops, swimming pools, etc. shall NOT be eligible.***

Part 15 Qualifications

The following points are to be considered and should be followed to fully qualify and maintain eligibility in the program.

1. Prior to the commencement of construction, an "Application to Qualify and Participate" must be completed and conditionally approved by the County Commissioners. The project should increase the value of the property in excess of 15%.
2. A Building permits must be obtained from the appropriate governmental entities if applicable.
3. Application for the property tax rebate must be filed within 30 days of the issuance of a corresponding building permit and prior to starting construction.
4. Any taxable property owned by an applicant must be current to date in tax payments.
5. Applicant is required to meet or maintain any other compliance mandates as required by Federal, State, or local governing authorities.
6. During the participation in the Neighborhood Revitalization Tax Rebate Program shall be required to keep tax payments and/or special assessments current. If delinquency occurs for any reason, the property's participation in the rebate program will be terminated.
7. All tax rebate awards will be based on the incremental increase in property tax valuation following the first full year after project completion.

8. Construction and/or renovation should be completed within twelve months after application approval. An extension can be granted by the Osage County Commissioners under special circumstances.
9. When the project is deemed eligible for rebates, an "Application for Rebate" form will be mailed to the owner of record for completion and submission to the County Clerk for a rebate of taxes paid. This form will be mailed on or near the same time that tax statements are sent to those properties which continue to qualify and/or are eligible. Some projects may initially qualify for rebates but due to depreciation or depletion may not maintain the value threshold necessary for the qualification for the full term of the project's life.
10. The Neighborhood Revitalization Tax Rebate is transferable upon consummation of a legitimate sales transaction. Transference of real property must be recorded in the Osage County Register of Deeds office. Rebates will continue to be awarded only if eligibility is maintained.

Part 16 Application Process

A completed application must be filed with the County Appraiser's office to qualify for program participation. All required permits must be obtained from the appropriate governmental agencies prior to submitting the Neighborhood Revitalization Tax Rebate application. The application must be submitted before construction begins to qualify for program participation. An interior and exterior inspection may be required as a condition of the application approval and upon completion.

A processing fee of \$125.00 must be paid with the initial application. If the improvements to the property do not meet the required eligibility criteria as outlined in the Kansas Revitalization Plan to qualify for the tax rebate, the processing fee will be refunded by the Osage County Treasurer's Office. There will be an annual \$25.00 processing fee which will be deducted from the program participant's annual rebate.

Part 17 Revitalization Plan Time - Period

The Osage County Neighborhood Revitalization Plan shall commence in the year 2022 and applications will be accepted until December 31, 2032.

Part 18 Revitalization Plan Revision and Review

This Revitalization Plan will be reviewed within 10 years of the effective date. The county commissioners reserve the right to review, edit, or discontinue offering the program for new applicants at any time.

Part 19 Osage County Neighborhood Revitalization Tax Rebate

The current rebate scale is as follows:

1 st Year	100%
2 nd Year	100%
3 rd Year	100%
4 th Year	100%
5 th Year	100%
6 th Year	100%
7 th Year	100%
8 th Year	100%
9 th Year	100%
10 th Year	100%

Part 20 Other Eligibility Criteria

Please note this Plan has no workforce requirements. However, any project not directly contributing to one or more of the Objectives, as stated in this document, may be at risk of non-approval of the initial application or subsequent year re-application.

Based upon this criterion, the governing bodies as outlined in the Interlocal Agreement, and by a simple majority vote; reserve the right to reject or terminate any application clearly not meeting one or more of the Objectives.

The governing bodies also reserve the right to amend this document as may be required by any superior governing authority or as otherwise determined to be beneficial to the process.

Part 21 Implementation and Administration

Assistance with the implementation and administration of this Plan will be provided by the following: Osage County Board of County Commissioners, Osage County Appraiser, County Clerk, County Treasurer, County Counselor, Osage Economic Development, League of Kansas Municipalities, Kansas Association of Counties, and others as necessary.

Please note that property appraisal, valuation, and determination of tax liability are governed by separate authorities and are not part of the Revitalization Plan process.

Awarded Tax Rebate Schedules shall be applicable to any change in assessed value or mill levy during the participation of the program.

Approval of an application may be withdrawn if application or other information provided by applicant or participant is erroneous or fraudulent in nature.

Due to SB 19 passed in 2017, any new, renewed or revised in any way Neighborhood Revitalization Program designated or amended after July 1, 2017 will not rebate taxes collected for any USD capital outlay funds (see K.S.A. 12-17,115) to any taxpayers who sign up in a new, a renewed or a revised program.



**NEIGHBORHOOD REVITALIZATION PROGRAM
OSAGE COUNTY, KANSAS
INTERLOCAL AGREEMENT**

THIS INTERLOCAL AGREEMENT (hereinafter referred to as "Agreement") entered into this _____ day of _____, 20____, by and between the Board of County Commissioners of Osage County, Kansas (hereinafter referred to as "County"), and the public agencies:

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

WHEREAS, all parties are pursuant to K.S.A. 12-2903 public agencies, capable of entering into interlocal agreements; 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 to further neighborhood revitalization; and

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

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the parties agree as follows:

1. The parties agree to consider and adopt a neighborhood revitalization plan in substantially the same form and content as the OSAGE COUNTY REVITALIZATION PROGRAM, attached hereto and incorporated by reference as if full set forth herein.
2. The parties further agree that the County shall administer the neighborhood revitalization plan as adopted by each party on behalf of the signatory parties. The County shall create a neighborhood revitalization fund pursuant to K.S.A. 12017, 118 for the purpose of financing and redevelopment and to provide rebates. Any increment in property taxes received resulting from qualified improvements to property pursuant to the neighborhood revitalization plan shall be credited to the neighborhood revitalization fund.
3. This agreement shall expire December 31, 2032. The parties agree that any party may terminate this agreement prior to December 31, 2032, by providing thirty (30) days advance notice, however, any application for tax rebate submitted prior to termination shall, if approved, be considered eligible for the duration of the rebate period.

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

The Board of Commissioners of Osage County, Kansas

Chairperson Signature

ATTEST:

Osage County Clerk

Public Agency Name

Public Agency Authorized Signature

ATTEST:

RESOLUTION NO. _____

A RESOLUTION ADOPTING THE 2022 OSAGE COUNTY NEIGHBORHOOD REVITALIZATION PLAN AS AUTHORIZED BY K.S.A. 12-17, 114, ET SEQ., AND APPROVING AN INTERLOCAL AGREEMENT FOR THE ADMINISTRATION THEREOF.

WHEREAS, The Osage County, Kansas Commissioners, recognize the need for redevelopment, reinvestment, restoration, preservation, and new construction within specific areas of the community; and

WHEREAS, the Governing Body, pursuant to K.S.A. 12-17, 114, et seq., desires to adopt a neighborhood revitalization plan to assist the redevelopment, reinvestment, restoration, preservation, and new construction of certain designated areas within the Osage County limits and

WHEREAS, the Neighborhood Revitalization Plan attached as Exhibit A hereto designates and establishes two separate neighborhood revitalization areas, as described in the plan and attachments thereto; and

WHEREAS, in accordance with the requirements of K.S.A. 12-17, 117, notice of a public hearing was published a least once each week for two consecutive weeks in a newspaper of general circulation within Osage County, and, a public hearing was held by the Governing Body on _____ regarding the proposed adoption of the Plan; and

WHEREAS, the Governing Body specifically finds that the areas identified in the Neighborhood Revitalization Plan are areas in which there is a predominance of buildings or improvements which by reason of age, history, architecture, disinvestment, or significance should be preserved or restored to productive use; and that redevelopment of the area is necessary to protect the public health, safety, welfare, and historic investment of the residents of Osage County, Kansas.

WHEREAS, Osage County,

NOW THEREFORE, be it resolved by the Governing Body of Osage City, Kansas, that:

Section 1. The Governing Body hereby adopts the Neighborhood Revitalization Plan attached hereto as Exhibit A, including the designation of the two neighborhood revitalization areas based upon findings consistent with K.S.A. 12-17, IIS(c).

Section 2. The Governing Body hereby approves the interlocal agreement, in substantially the form as provided in Exhibit B attached hereto, to provide for the implementation of the Neighborhood Revitalization Plan, as authorized by K.S.A. 12-2914, et seq., and at such time as the interlocal agreement is duly executed by Osage County, _____ and approved by the Kansas Attorney General, such agreement shall be incorporated into this Resolution No. 1085 by reference.

Section 3. This resolution shall be in full force and effect from and after its adoption.

Passed and approved by the Governing Body of Osage County, Kansas, on this ___ day of ___

County Commissioner

ATTEST:

County Clerk

OSAGE COUNTY, KANSAS
NEIGHBORHOOD REVITALIZATION TAX REBATE
APPLICATION

Property Owner's Name _____
First, MI, Last

Property Owner's Mailing Address _____
Street Address, City, State, Zip code

Property Owner's Phone Number _____

Parcel Identification Number _____
(Located on your tax statement)

Legal Description of Property _____
(Located on your tax statement)

Existing Use _____ Proposed Use _____

Age of Principal Building _____

Occupancy Status During the Last 5 Years _____

List of Buildings to be Demolished if Applicable _____

Estimated Start Date _____ Estimated Date of Completion _____

Estimated Cost of Improvements (Attach estimates) _____

Please check one of the following property descriptions:
 All Contractor built (turn-key) Pre-built, moved to site Modular Home Manufactured Home
 Contractor/Owner participation All owner built Other

Square feet of area being remodeled or built _____

Proposed Improvements or Remodel

Please attach additional pages if needed

OSAGE COUNTY, KANSAS
NEIGHBORHOOD REVITALIZATION TAX REBATE

For County Appraiser's Office Use Only

The Property valuation is:

Appraised		Assessed	
Land	\$ _____	Land	\$ _____
Improvements	\$ _____	Improvements	\$ _____
Total	\$ _____	Total	\$ _____

BY _____ DATE _____
(County Appraiser's Office)

THE IMPROVEMENTS MADE TO THIS PROPERTY () DO () DO NOT MEET THE REQUIRED INCREASE IN ASSESED VALUATION (15%).

For County Treasurer's Office Use Only

TAXES AND SPECIAL ASSESSMENTS ON THIS PARCEL OF PROPERTY () ARE () ARE NOT DELINQUENT.

BY _____ DATE _____
(County Treasurer's Office)

For County Commissioner's Office Use Only

THE ABOVE APPLICATION IS () IS () IS NOT IN CONFORMANCE WITH THE REQUIREMENTS OF THE OSAGE COUNTY NEIGHBORHOOD REVITALIZATION PROGRAM.

REASON FOR NOT IN COMPLIANCE

PROPERTY QUALIFIES FOR THE 10 YEAR REBATE () YES () NO

BY _____ DATE _____
(County Commissioner)

BY _____ DATE _____
(County Commissioner)

BY _____ DATE _____
(County Commissioner)