



**2004-2008**

**CITY OF SALINA**

**NEIGHBORHOOD REVITALIZATION PLAN**

Effective January 1, 2004

Reference:

- K.S.A. 12-17,114 through 12-17,120
- City of Salina Resolution No. 04-6028
- City of Salina Resolution No. 04-6029
- City of Salina Resolution No. 04-6030

# OVERVIEW

## **Background:**

In 1994, the Kansas Legislature passed a law allowing local communities to designate neighborhood revitalization areas within which certain incentives are created to encourage capital investment which otherwise might not occur in these areas of historic importance which are subject to physical deterioration and/or other economic challenges. The law also allows designation of certain historical or significant individual structures to be eligible for incentives. The incentive method authorized by the State involves property tax rebates for all or a portion of the incremental increase in taxes paid due to higher assessed valuation resulting from the improvements. Because rebates only apply to the increase in value, net taxes will never be lower than existing taxes prior to redevelopment. This incentive may make certain projects more financially feasible, thus bringing investment to the revitalization area which otherwise might not occur. Ultimately, all these redevelopments will begin paying the full taxes without rebates.

The City of Salina and other local taxing jurisdictions have had a Neighborhood Revitalization Plan and program in affect since 1996, with significant success in redevelopment.

After careful review and the required public hearing, the 2004-2008 Neighborhood Revitalization Plan was completed with an implementation effective date of January 1, 2004 and an ending date of December 31, 2008. It is subject to amendment as needed during its term.

## **Key Features:**

- The program is designed for targeted areas most in need of incentives for investment, or specific historic buildings. The focus is primarily on downtown areas and the north Santa Fe corridor for commercial/industrial projects and the northern part of Salina for residential projects.
- A map of the revitalization area is included in the plan.
- The maximum rebate in the Salina plan is 100% for five years; 50% for the next five. Percentages vary by specific redevelopment types.

## **Information Contact:**

City of Salina  
Department of Planning and Community Development  
300 West Ash, P.O. Box 736  
Salina, KS 67402-0736  
(785) 309-5720

# TABLE OF CONTENTS

	Overview	Page 2
<u>Section 1a</u>	Legal Description of Areas 1 and 1A	Page 4
<u>Exhibit A</u>	Map of Areas 1 and 1A	Page 5
<u>Section 1b</u>	Assessed Valuation	Page 6
<u>Section 1c</u>	Owners of Record	Page 6
<u>Section 1d</u>	Zoning and Land Use	Page 6
<u>Section 1e</u>	Municipal Service Plans	Page 6-7
<u>Section 2a, b, c</u>	Eligible Individual Structures	Page 8-14
<u>Section 3</u>	Property Eligibility	Page 15
<u>Section 4</u>	Eligibility Criteria	Page 16
<u>Section 5</u>	Application Contents	Page 17
<u>Section 6</u>	Application Procedure	Page 18
<u>Section 7</u>	Standards for Approval	Page 19
<u>Section 8</u>	Tax Rebate Formula	Page 20
<u>Section 9</u>	Administrative Procedures	Page 21

## Section 1a

### LEGAL DESCRIPTION OF AREA AND MAP OF AREAS 1 AND 1A

- Legal Description of Neighborhood Revitalization Area No. 1

Beginning at a point being the intersection of West South Street and South Eighth Street; thence Northerly along South Eighth Street to the intersection of Eighth Street and West Iron Avenue; thence westerly along West Iron Avenue to the intersection of Ninth Street; thence Northerly along North Ninth Street to the intersection of State Street; thence Westerly along State Street to the intersection of North Broadway Boulevard; thence Northerly along North Broadway Boulevard to its intersection with Dry Creek and lying on the established corporate boundary of the City of Salina; thence continuing Northerly along the meandering of the corporate boundary of the City of Salina to its point of intersection with the Flood Control Levee; thence Easterly along the Flood Control Levee to its point of intersection with the corporate boundary of the City of Salina, said point being the intersection of the Flood Control Levee and North Fifth Street; thence Easterly and Southerly along the corporate boundary of the City of Salina to its point of intersection with North Ohio Street; thence Southerly along North Ohio Street to the intersection of East Iron Avenue; thence Westerly along East Iron Avenue to its intersection with the Old Smoky Hill River Channel; thence Southerly along said channel to its intersection with the North-South alley lying between South Third Street and South Fourth Street; thence Southerly along said alley to its intersection with the Old Smoky Hill River Channel; thence Southerly along said channel to its intersection with East South Street; thence Westerly along East South Street to the intersection of West South Street and South Eighth Street and the point of beginning. All of the above-described tracts of land lie within the City of Salina, Saline County, Kansas and contains 2.19 square miles.

- Legal Description of Special Core District of Area No. 1. (To be referred to as Area 1A)



Beginning at a point being the intersection of West South Street and South Eighth Street; thence Northerly along South Eighth Street extended and along North Eighth Street to the intersection of North Eighth Street and West Harsh Avenue; thence Easterly along Harsh Avenue to the intersection of North Front Street; thence Southerly along North Front Street to the intersection of East Woodland Avenue; thence Westerly along East Woodland Avenue to the intersection of North Fourth Street; thence Southerly along North Fourth Street extended to its intersection with East Iron Avenue and the Old Smoky Hill River Channel; thence Southerly along said channel to its intersection with the North-South alley lying between South Third Street and South Fourth Street; thence Southerly along said alley to its intersection with the Old Smoky Hill River Channel; thence Southerly along said channel to its intersection with East South Street; thence Westerly along East South Street to the intersection of West South Street and South Eighth Street and the point of beginning. All of the above-described tracts of land lie within the City of Salina, Saline County, Kansas and contains .46 square miles.

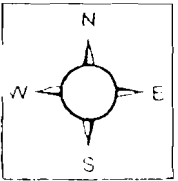
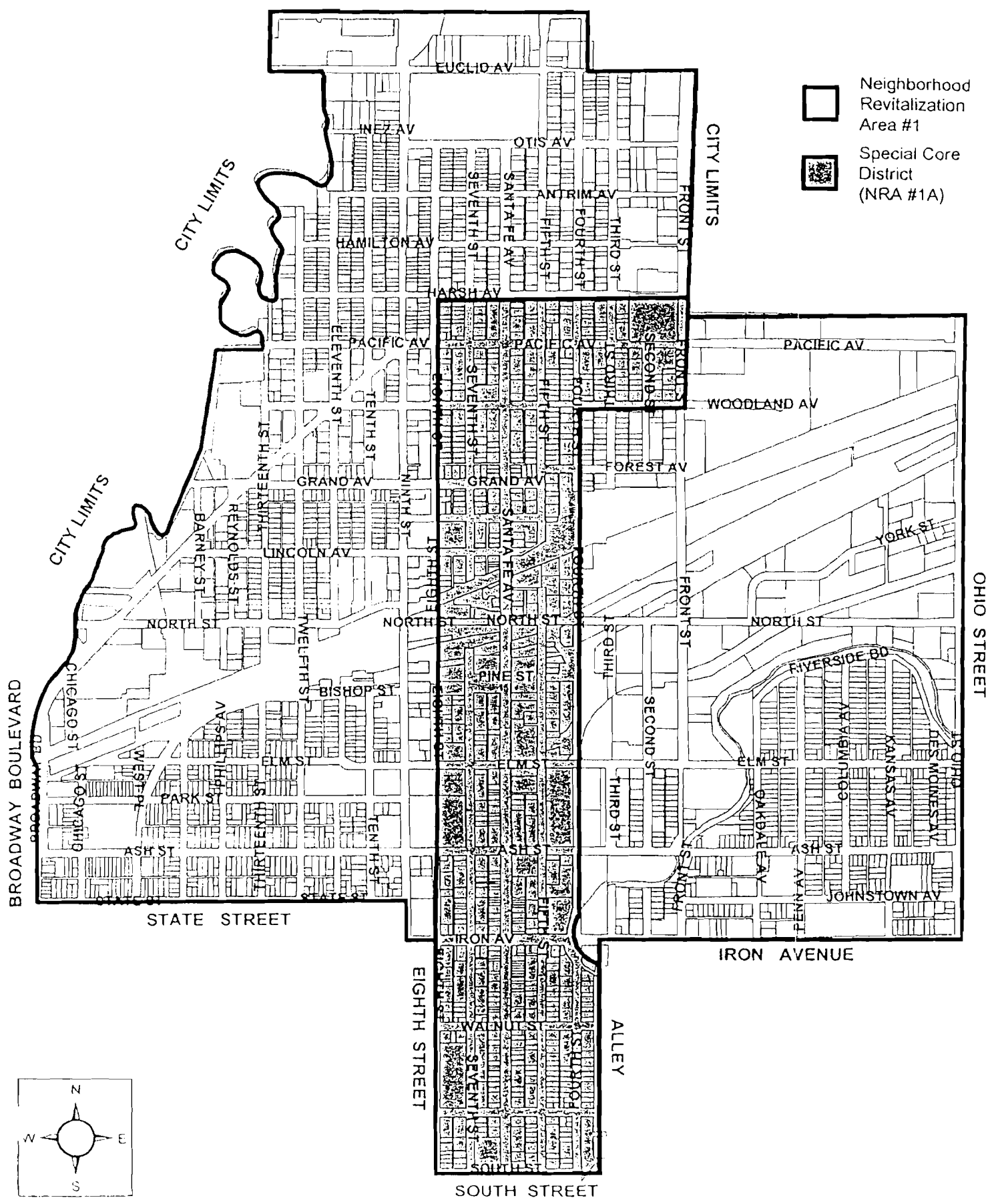
- Map

A map outlining Neighborhood Revitalization Area No. 1 and its Special Core District Area 1A, and depicting the existing parcels of real estate therein is attached and made part of this plan as Exhibit A on the following page.

# EXHIBIT A

FLOOD CONTROL LEVEE

-  Neighborhood Revitalization Area #1
-  Special Core District (NRA #1A)



## **Section 1b**

### **ASSESSED VALUATION OF LAND AND BUILDINGS**

The current assessed valuation for any or all of the 2,761 parcels of real estate in N.R.A. No. 1 and N.R.A. No. 1a is available in the City Planning Department.

## **Section 1c**

### **OWNERS OF RECORD**

The names and addresses of owners of record of real estate located within Neighborhood Revitalization Area No. 1 and N.R.A. No. 1A are available on request from the City Planning Department.

## **Section 1d**

### **ZONING AND LAND USE**

A zoning district classification map and list of zoning districts for N.R.A. #1 and N.R.A. #1A are available on request from the City Planning Department. An existing land use map is available on request, as well as the future land use map which is a component of the Comprehensive Plan of the City of Salina.

## **Section 1e**

### **MUNICIPAL SERVICE IMPROVEMENT PLANS IMPACTING N.R.A. #1 and N.R.A. #1A**

The City of Salina adopts a multi-year Capital Improvement Program, updated annually. All identified projects are subject to City Commission budgeting, appropriation of funds and prioritization.

Identified projects impacting the subject revitalization areas include:

#### **(a) Street Improvements**

- Major pavement rehabilitation and intersection safety improvements on North Broadway and on Pacific Avenue.
- North Ohio Overpass and railroad grade separation project to eliminate numerous railroad crossings, improving traffic flow and safety in downtown and north areas of Salina.
- Traffic signal upgrades in the downtown area.

- Annual street maintenance and repair program.

(b) Water and Sewer

- System enhancements as identified in annual program.

(c) Buildings

- Improvements to Fire Stations.
- City funding to assist in matching fund requirements for a general public transportation center to be relocated to downtown area. Includes major building renovation.
- City sponsorship of federal/state grant application for new Salina Cares health/medical clinic facility.

(d) Housing Rehabilitation

- Program for use of federal/state grants and local funding for rehabilitation of certain owner occupied homes.

## Section 2a

### **ELIGIBLE INDIVIDUAL HISTORIC AND SIGNIFICANT STRUCTURES LOCATED WITHIN OR OUTSIDE THE BOUNDARIES OF N.R.A. No. 1 and 1A**

Any structure listed on the National/State Register of Historic Places or designated as a local Historic Landmark by the City Commission is eligible for property tax rebates under the program and formula for commercial or residential uses and rehabilitation, alteration or addition to the structure. These structures are found to meet the eligibility standards of K.S.A. 12-17,115 due to their deteriorating condition and that their age, architecture, history and significance makes them worthy of preservation.

## Section 2b

### **IDENTIFICATION OF ELIGIBLE HISTORIC STRUCTURES**

#### **(a) National Register/State Register Properties**

- 200 South 7<sup>th</sup> Street (Flanders-Lee House)

Legal Description: Lots 1 and 2, School Park, Original Townsite of the City of Salina, Saline County, Kansas

Owner of Record: Available in Planning Department

- 211 West Iron Avenue (former U.S. Post Office – Smoky Hill Museum)

Legal Description: Lots One Hundred Nine (109), One Hundred Eleven (111); One Hundred Thirteen (113), One Hundred Fifteen (115) plus vacated alley, Eighth Street and the West Twenty-five feet (25') of Lots One Hundred Ten (110), One Hundred Twelve (112), One Hundred Fourteen (114) on Seventh Street, Original Townsite of the City of Salina, Saline County, Kansas.

Owner of Record: Available in Planning Department

- 153-163 South Santa Fe Avenue (former Fox-Watson Theatre)

Legal Description: East Eighty (80) feet of the South half of Lot One Hundred Thirty-three (133), all of Lots One Hundred Thirty-five (135) and One Hundred thirty-seven (137), Santa Fe Avenue, Original Townsite of the City of Salina, Saline County, Kansas.

Owner of Record: Available in Planning Department



- 636 East Iron Avenue (A.J. Schwartz House)

Legal Description: West 85' of East 210' of Lot 4, Block 6, Oakdale Addition to the City of Salina, Saline County, Kansas.

Owner of Record: Available in Planning Department

- 211 West Prescott Street (Prescott-Foley House)

Legal Description: The West 104 feet of Lots Two (2) and Four (4); the West 105 feet of the North 25 feet of Lot 6 and West 2½ feet of the South 75 feet of Lot 6, Highland Avenue, and the East 2½ feet of Lots 1 and 3, 9<sup>th</sup> Street, Prescott Addition to the City of Salina, Saline County, Kansas.

Owner of Record: Available in Planning Department

- 100 Mt. Barbara Road (Sheldon-Nelson House)

Legal Description: A tract in the Northeast Quarter (NE ¼) of Section Eighteen (18), Township Fourteen (14) South, Range Two (2) West of the Sixth Principal Meridian in Saline County, more particularly described as follows:

Beginning 745' East and 1,025' South of the northwest corner of said quarter section; Thence North 248 feet; Thence Northeasterly 115 feet; Thence south and parallel with curb 28 feet; Thence Southeasterly 96.1 feet; Thence Northeasterly 40.35 feet; Thence Northwesterly 100.2 feet; Thence Northeasterly 141.3 feet; Thence Northwesterly 21 feet; Thence Northeasterly 156 feet; Thence Southwesterly 45 feet; Thence Southwesterly 165 feet; Thence Southwesterly 96.4 feet; Thence Southeasterly 274.9 feet; Thence Southeasterly 69 feet; Thence West 355 feet; Thence North 15 feet; Thence West 42 feet to the point of beginning.

Owner of Record: Available in Planning Department

- 336 South Santa Fe Avenue (Salina Masonic Temple)

Legal Description: Lots 181, 183, 185 and 187 on Seventh Street and Lots 182, 184, 186 and 188 on Santa Fe Avenue, Original Townsite of the City of Salina, Saline County, Kansas.

Owner of Record: Available in Planning Department

(b) Locally Designated Historic Landmarks

- 683 South Santa Fe Avenue (Sampson-Litowich House)

Legal Description: Lot Forty (40), Block Two (2), Santa Fe Park Addition to the City of Salina, Saline County, Kansas.

Owner of Record: Available in Planning Department

- 352 North Santa Fe Avenue (former Missouri Pacific Depot)

Legal Description: Lot Nineteen (19), Santa Fe Avenue, Original Townsite of the City of Salina, Saline County, Kansas.

Owner of Record: Available in Planning Department

- 630 East Iron Avenue (Charles L. Schwartz House)

Legal Description: West One Hundred Thirty Feet (130') of Lot 4, Block 6, Oakdale Addition to the City of Salina, Saline County, Kansas.

Owner of Record: Available in Planning Department

- 238 South 10<sup>th</sup> Street (Ezra Dow House)

Legal Description: Lot 6, Maple Grove Addition to the City of Salina, Saline County, Kansas.

Owner of Record: Available in Planning Department

- 245 North 9<sup>th</sup> Street (former Saline County Courthouse)

Legal Description: Court House Park, Bishop's Addition to the City of Salina, Saline County, Kansas.

Owner of Record: Available in Planning Department

- 2035 East Iron Avenue (former Marymount College Administration Building)

Legal Description: All that part of Lot Three (3), Surveyor's Plat No. 34 in Section Eighteen (18), Township Fourteen (14) South, Range Two (2) West of the 6<sup>th</sup> Principal Meridian, in Saline County, Kansas, which is more particularly described as follows:

Commencing at the northeast corner of said Section 18; thence N89°53'45"W, thirty (30.00) feet to the point of beginning; thence N89°53'45"W along the north line of said Section 18, Three Hundred Eighty-seven and Twenty Hundredths (387.20) feet; thence S00°16'55"W, Four Hundred Twenty-two and Ninety-nine Hundredths (422.99) feet; thence S89°53'45"E, Three Hundred Eighty-five and Twenty-five Hundredths (385.25) feet; thence N00°32'50"E, Four Hundred Twenty-three (423.00) feet back to point of beginning.

The above-described tract of land contains 3.750 acres more or less.

And Commencing at the northeast corner of said Section Eighteen (18), thence west along the north line of said Section Eighteen (18) on a bearing of

N89°53'45"W, Four Hundred Seventeen and Twenty Hundredths (417.20) feet; thence S00°16'55"W, One Hundred Sixty-seven and Twenty-two Hundredths (167.22) feet to the point of beginning; thence continuing S00°16'55"W, Two Hundred Fifty-five and Seventy-seven Hundredths (255.77) feet, said point being on the north right-of-way of Iron Street; thence N89°53'45"W, along the said north right-of-way, Ninety-two and Seventy-four Hundredths (92.74) feet; thence N8°20'10"E, Ninety-three and Three Hundredths (93.03) feet; thence N25°07'40"E, One Hundred Thirty-two and Eighty-nine Hundredths (132.90) feet; thence N 29°06'47"E, Forty-nine and Fifty Hundredths (49.50) feet back to the point of beginning.

The above described tract of land contains .337 acres more or less.

Owner of Record: Available in Planning Department

- 201 South 8<sup>th</sup> Street (former First Christian Church)

Legal Description: Lots 4 and 5, School Park, in the City of Salina, Saline County, Kansas. The above-described tract of land contains .287 acres more or less.

Owner of Record: Available in Planning Department

- 509 East Elm Street (former Dunbar Elementary School)

Legal Description: Lots 37 through 47 alt. Second Street and Lots 19 through 24 inc. Front Street, Original Townsite of the City of Salina, Saline County, Kansas. The above-described tract of land contains 1.72 acres, more or less.

Owner of Record: Available in Planning Department

- 850 South Santa Fe Avenue (C. E. Robinson House)

Legal Description: Lots Twenty-six (26) and Twenty-eight (28), Block Eight (8), Bonds Addition to the City of Salina, Saline County, Kansas.

Owner of Record: Available in Planning Department

- 410 West Ash Street (Memorial Hall)

Legal Description: All Bishop's Reserve, Replat of Bishop's Addition to the City of Salina, Saline County, Kansas. The above-described tract of land contains One and Seventy-eight Hundredths (1.78) acres, more or less.

Owner of Record: Available in Planning Department

- 100 South College Avenue (Endiron House)

Legal Description: The East Fifty Feet (50') of Lots 4 and 5 and the East Fifty Feet (50') of the North One-half of Lot 6 on West Place; and Lots 7, 8 and the North One-half of Lot 9 on College Avenue, all in the Replat of Part of University Addition to the City of Salina, Saline County, Kansas.

Owner of Record: Available in Planning Department

- 811 East Iron Avenue (Oakdale Elementary School)

Legal Description: Lot 1, Block 1 of the Oakdale School Addition to the City of Salina, Saline County, Kansas.

Owner of Record: Available in Planning Department

## Section 2c

### **FORMER SCHOOL BUILDINGS ELIGIBLE AS INDIVIDUAL SIGNIFICANT STRUCTURES**

Certain deteriorating former school buildings identified below are found to be historically and culturally significant and worthy of preservation. These buildings are eligible for property tax rebates under the formula for commercial or residential uses and rehabilitation, alteration or addition to the structure. New construction is not eligible unless the property is located within N.R.A. No. 1 or N.R.A. No. 1A and is subject to those limitations and requirements.

- Former Roosevelt-Lincoln Middle School (Roosevelt Building and Lincoln Building)

Address: 210 West Mulberry Street

Legal Description: The School Park in the Middle of Block and Lots 6-10 in the School Park, Original Townsite of the City of Salina, Saline County, Kansas.

Owner of Record: Available in Planning Department

- Former Hawthorne Elementary School

Address: 715 North 9<sup>th</sup> Street

Legal Description: Lots 1-30, Block 12, in the Pacific Addition to the City of Salina, Saline County, Kansas.

Owner of Record: Available in Planning Department

- Former Franklin Elementary School

Address: 820 South 9<sup>th</sup> Street

Legal Description: Lots 11-22 in Block 8, 9<sup>th</sup> Street Plat of the West View Addition to the City of Salina, Saline County, Kansas.

Owner of Record: Available in Planning Department

- Former Bartlett Elementary School

Address: 300 South 9<sup>th</sup> Street

Legal Description: Lots 26 and 27 and Lots 30 and 32 in Plat A and Lots 1, 3, 5 and 7 on 10<sup>th</sup> Street and Lots 2 and 4 on 9<sup>th</sup> Street in the Seitz Addition to the City of Salina, Saline County, Kansas.

Owner of Record: Available in Planning Department

- Former Lowell Elementary School

Address: 1009 Highland Avenue

Legal Description: Lots 7-19 Alternate on Republic Avenue and Lots 8-10 Alternate on Beloit Avenue in the Grounds of Kansas Wesleyan University Addition to the City of Salina, Saline County, Kansas.

Owner of Record: Available in Planning Department

### Section 3

#### **PROPERTY ELIGIBLE FOR A TAX REBATE**

##### Residential Property:

- (a) 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.
- (b) Construction of new residential structures, including the conversion of all or part of a non-residential structure into a residential structure, shall be eligible, except that new construction shall not be eligible on the site of individually identified buildings located outside N.R.A. No. 1 or No. 1A.
- (c) Improvements to existing or construction of new residential accessory structures such as garages, gazebos, storage buildings, workshops, swimming polls, etc., shall not be eligible.
- (d) Eligible residential property may be located anywhere within Neighborhood Revitalization Area No. 1 or No. 1A, or be an individually identified eligible building.

##### Commercial/Industrial Property:

- (a) Rehabilitation, alterations and additions to any existing commercial structure used for retail, office, manufacturing, warehousing, institutional or other commercial or industrial purposes shall be eligible.
- (b) Construction of new commercial structures, including the conversion of all or part of a non-commercial structure into a commercial structure, used for retail, office, manufacturing, warehousing, institutional or other commercial or industrial purposes shall be eligible, except that new construction shall not be eligible on the site of individually identified buildings located outside N.R.A. No. 1 and No. 1A.
- (c) Improvements to existing or construction of new structures used for public utility or railroad purposes shall not be eligible.
- (d) Eligible commercial or industrial property must be located within the special core district. (Neighborhood Revitalization Area No. 1A) or be an individually identified eligible building).

## **Section 4**

### **CRITERIA FOR DETERMINATION OF ELIGIBILITY**

- (a) An application for rebate must be filed within sixty (60) days of the issuance of a building permit.
- (b) The minimum investment in an improvement shall be \$10,000 for residential property and \$20,000 for commercial and industrial property.
- (c) The minimum increase in assessed value shall be 10% for residential property and 20% for commercial and industrial property as determined by the Saline County Appraiser, following substantial completion of the improvement.
- (d) Property eligible for property tax incentives or abatement under any other program adopted pursuant to statutory or constitutional authority shall be eligible to submit only one application per project.
- (e) An approved tax rebate shall apply to the property itself and transfer to the new owner when a property is sold.



## **Section 5**

### **CONTENTS OF AN APPLICATION FOR A PROPERTY TAX REBATE**

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

#### **Application Part I:**

1. Owners 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 5 years
12. Buildings proposed to be demolished or which have been demolished within the prior twelve months.
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/base assessed valuation of improvement on the property.

#### **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 status
4. City Clerk's statement of special assessment status and B.I.D. payment status (if applicable)
5. Planning Director's statement of program conformance

## **Section 6**

### **PROCEDURE FOR SUBMISSION OF AN APPLICATION**

1. The Applicant shall obtain an Application for Tax Rebate from the City's Planning and Community Development Department or the City's Building Services Department when obtaining a building permit application.
2. The applicant shall complete and sign PART 1 of the application and file the original with the Planning Department within sixty (60) days following issuance of the building permit.
3. The Planning Department shall forward the application to the Saline County Appraiser's Office for determination of the existing/base assessed valuation of the improvements.
4. Upon completion by the Appraiser's Office the Planning Department will return the application to the applicant. If the applicant has questions or concerns regarding the existing/base valuation set, a meeting may be arranged with the County Appraiser. The applicant shall certify the status of the improvement project as of January 1 following the commencement of construction by completing and signing PART 2 of the application. The applicant shall file the application with the County Appraiser's office on or before December 1, preceding the commencement of the tax rebate period.
5. On January 1, the County Appraiser shall conduct an on-site inspection of the construction project and determine the new valuation of the real estate and shall complete his 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.
6. Upon determination by the County Appraiser's office that the improvements meet the percentage test for rebate and by the City Clerk's office that the taxes, assessments and fees on the property are not delinquent, the Planning Department shall certify that the project and application does or does not meet the requirements for a tax rebate and shall notify the applicant and the City Finance Department of the rebate percentage due for each year of the rebate period.
7. The property owner shall pay taxes to the County Treasurer and submit a paid receipt to the City Finance Department. Within 30 days of submittal, a tax rebate check shall be issued. The receipt must be presented by August 20 or the rebate for that year shall be forfeited. On or before September 10, the City Finance Department shall provide the County Treasurer with a report of tax rebates paid. The County Treasurer will reduce the September 20 tax distribution for each participating taxing unit by the proportionate amount. Said amounts shall be placed in a Neighborhood Revitalization Fund and paid to the City as a reimbursement. The County Clerk shall file a tax abstract with the state reflecting the reduction in distributions.
8. The Planning and Community Development Department shall inform the County Clerk and City Finance Department thirty (30) days prior to the expiration of the final rebate period for each property receiving a tax rebate.

## Section 7

### **STANDARDS AND CRITERIA FOR REVIEW AND APPROVAL**

1. The property for which a rebate is requested shall conform with all applicable city ordinances, 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 may be terminated by action of the City Commission.
2. Any property that is delinquent in any tax payment, special assessment, or mandatory BID service fee assessments, shall not be eligible for a rebate until such time as all amounts due have been paid.
3. Following establishment of the increase in assessed value resulting from a specific improvement, the fixed rebate percentage shall be applied to any change due to increases in assessed value or mill levy during subsequent years. When additional eligible improvements are made to the property in subsequent years and a new application is approved, the rebate amount shall be based on a "blended" rate taking into account both applications.
4. If a property improvement is not substantially complete on the next January 1 following submittal of an application, there shall be no rebate for that year. If the improvement is not substantially complete on the next January 1, the application shall be considered withdrawn.
5. If an existing building is relocated to a new site, the value of the building prior to relocation shall be deducted from the value of the property after relocation and rehabilitation.
6. No requests for a rebate of taxes paid during a particular year shall be accepted if submitted after August 20 of that year.

## Section 8

### **TAX REBATE FORMULA**

The following formulas shall be used for determining the rebate amount and number of years of rebate eligibility under the Neighborhood Revitalization Program:

#### Residential Projects:

	<u>YEARS 1-5</u>	<u>YEARS 6-10</u>
A. Rehabilitation, alteration or addition *	50%	25%
* If the structure is at least 50 years old or has been vacant for at least five consecutive years, the rebate shall be 100% for years 1-5 and 50% for years 6-10.		
B. New Structure	100%	50%

---

#### Commercial/Industrial Projects:

	<u>YEARS 1-5</u>	<u>YEARS 6-10</u>
A. Rehabilitation, alteration or addition *	75%	50%
* If the structure is at least 50 years old or has been vacant for at least five consecutive years, the rebate shall be 100% for years 1-5 and 50% for years 6-10.		
B. New Structure	50%	25%

---

Note: If an existing building on the site has been demolished with all required authorizations and permits, the property is eligible under the program. If the demolition has occurred within the twelve months prior to application, the value of the demolished building shall be taken into account in determining the rebate amount. This shall be accomplished by use of the structure's prior value in determining the existing/base value, or alternatively by deducting the value of the demolished building from the final value of the new building.

## Section 9

### **ADMINISTRATIVE PROCEDURES**

The City Manager shall have the authority and discretion to approve or reject applications based on the standards and criteria in the Plan. The City Manager shall have the authority to make reasonable administrative guidelines and interpretations necessary in carrying out the Plan, consistent with its purpose. If an applicant is dissatisfied with the City Manager's decision, a written appeal may be submitted to the City Commission for final determination.

**RESOLUTION NUMBER 04-6030**

**A RESOLUTION ESTABLISHING POLICIES AND PROCEDURES FOR ADOPTION AND AMENDMENTS OF A NEIGHBORHOOD REVITALIZATION PLAN.**

**WHEREAS**, the Kansas Neighborhood Revitalization Act (K.S.A. 12-17,114 et seq.) authorizes municipalities to establish a Neighborhood Revitalization Plan and program and establishes specific program requirements; and

**WHEREAS**, the City Commission of the City of Salina, Kansas pursuant to K.S.A. 12-17,114 has conducted a neighborhood revitalization program since 1996; and

**WHEREAS**, the City Commission desires to establish certain policies and procedures for adoption, readoption and amendments to a Neighborhood Revitalization Plan considered under the state Neighborhood Revitalization Act. **SO NOW THEREFORE**

**BE IT RESOLVED** by the Governing Body of the City of Salina, Kansas:

**Section 1.** The City Commission finds that the adoption of the Neighborhood Revitalization Plan is beneficial to the public health, safety and welfare and orderly development and redevelopment of the city.

**Section 2.** A Neighborhood Revitalization Plan shall be initiated and be administered by the City of Salina.

**Section 3.** A Neighborhood Revitalization Plan to be most successful should have the participation of all local property taxing jurisdictions by interlocal agreement. Therefore, every effort should be made in drafting a plan which takes into consideration the needs and interests of all the local taxing jurisdictions.

**Section 4.** A Neighborhood Revitalization Plan should be adopted for a five year period, with a full review and consideration of reauthorization of a new or revised plan at the end of the five year period.

**Section 5.** A Neighborhood Revitalization Plan adopted by the City Commission in accordance with state law should be able to be amended as necessary and advisable during its five year term.

**Section 6. Amendment Process.** Prior to adoption of any amendment to a Neighborhood Revitalization Plan the following process shall be followed:

- A. Preliminary discussion by City Commission and direction to staff regarding preparation of a potential Plan Amendment and associated staff reports.
- B. The Mayor will consult with the Board Chairs of all participating local taxing entities to communicate and gain feedback regarding the proposed Plan Amendment.
- C. A public hearing after required notice will be held by the City Commission.
- D. A Plan Amendment adopted by the City Commission will require concurrence by participating local taxing entities.

Attest:  
  
 Lieu Ann Elsey, City Clerk