

CITY OF SHAWNEE, KANSAS
NEIGHBORHOOD REVITALIZATION PLAN



CITY OF SHAWNEE, KANSAS, THE BOARD OF COUNTY COMMISSIONERS OF
JOHNSON COUNTY, KANSAS, UNIFIED SCHOOL DISTRICT #512 (SHAWNEE
MISSION), JOHNSON COUNTY LIBRARY DISTRICT, JOHNSON COUNTY
COMMUNITY COLLEGE AND JOHNSON COUNTY PARK AND RECREATION
DISTRICT

INTERLOCAL AGREEMENT

THIS INTERLOCAL AGREEMENT (hereinafter referred to as "agreement") entered in
this ____ day of _____, 2003, by and between the City of Shawnee,
Kansas, a duly organized municipal corporation hereinafter referred to as "City", Board
of County Commissioners of Johnson County, Kansas hereinafter referred to as
"County" and Unified School District #512 (Shawnee Mission), Johnson County Library
District, Johnson County Community College and Johnson County Park and Recreation
District; and

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. 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 agreement between
municipalities 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 subsequently the same form and content as Exhibit A, attached hereto and incorporated by reference as if fully 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. 12-17, 118 for the purpose of financing the redevelopment and to provide rebates. Any increment in property taxes received by the City, the County, and the District resulting from qualified improvements to property pursuant to the neighborhood revitalization plan shall be credited to the a neighborhood revitalization fund.
3. This Agreement shall expire December 31, 2013. The parties agree that any party may terminate this agreement prior to December 31, 2013 by providing thirty (30) day advance notice provided 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 executed this contract as of the day and year first above written.

City of Shawnee

Jim Allen, Mayor

Attest:

Vicki Charlesworth, City Clerk

The Board of County Commissioners
Of Johnson County, Kansas

Chairperson

Attest:

County Clerk

Unified School District #512
Shawnee Mission, State of Kansas

Superintendent

Attest:

Johnson County Library District

Chairman

Attest:

Johnson County Community College

Chairman

Attest:

Johnson County Parks and Recreation District

Chairman

Attest:

APPROVED:

OFFICE OF THE ATTORNEY GENERAL
STATE OF KANSAS

By _____

Date _____

PART 1

Legal description of the real estate forming the boundaries of the Neighborhood Revitalization Area and a map depicting the existing parcels of real estate

Legal Description:

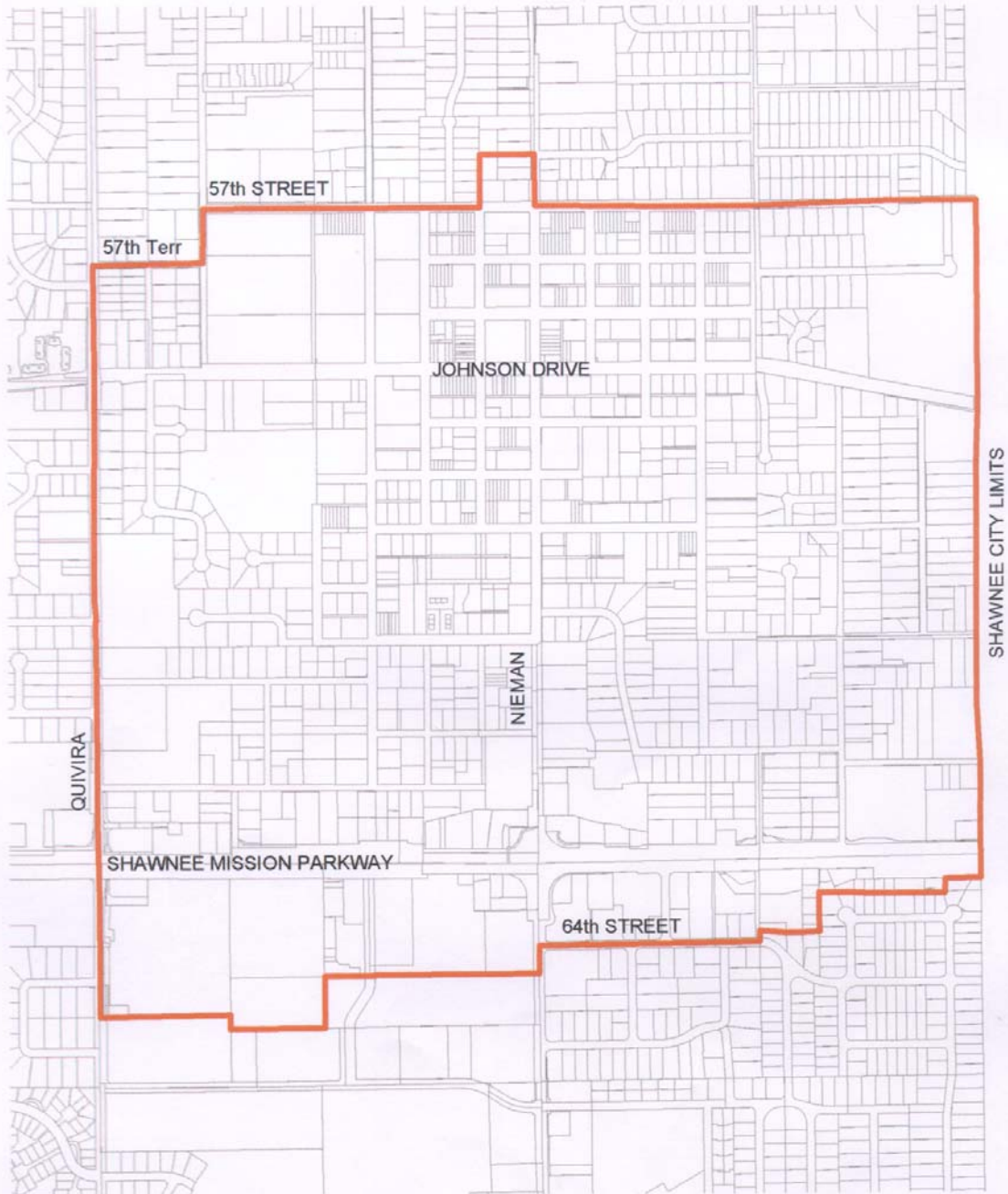
Beginning at the Southwest corner of Section 11, Township 12 S, Range 24 E, being the centerline intersection of Shawnee Mission Parkway and Quivira Road; thence north 3618.20 feet to the centerline intersection of Quivira Road and 57th Terrace; thence east 656.50 feet to the centerline intersection of 57th Terrace and Cody Street; thence north 328 feet to the centerline intersection of Cody Street and 57th Street; thence east 1,646.50 feet along the centerline of 57th Street to the centerline intersection of 57th Street and Barton Street; thence north 310 feet to southeast corner of Lot 11, Shawnee View subdivision; thence east 321.8 feet to the centerline of Nieman Road; thence south 310 feet along Nieman Road to the centerline intersection of Nieman Road and 57th Street; thence east along the centerline of 57th Street 2,662.40 feet to the Shawnee City limit line being the east line of Section 11, Township 12 S, Range 24 E; thence south 4187.16 feet along the east line of said Section 11 and Section 14, Township 12 S, Range 24 E to a point being the current northeast corner of Lot 19, Douglas Highlands subdivision; thence west 967.30 feet to the west line of Lot 7, Douglas Highlands subdivision; thence south 238.40 feet along the west lines of Lots 6 and 7, Douglas Highlands subdivision to the southwest corner of Lot 6; thence west 200 feet; thence north 63 feet; thence west 155 feet to the centerline of Goddard Street; thence south 115 feet along the centerline of Goddard Street to the centerline of 64th Street; thence west 1329.10 feet along the centerline of 64th Street to the centerline of Nieman Road; thence south 171.66 feet, to a point being the Northeast corner of the South half of the Northeast quarter of the Northwest quarter of Section 14, Township 12 S, Range 24 E; thence west 31 feet to the northeast corner of Lot 2, Nieman Square subdivision; thence west along the North line of the South half of the Northeast quarter of the Northwest quarter of said Section 14, 1288.30 feet to a point being the northwest corner of Lot 1, Nieman Square subdivision; thence south 313.5 feet to the southwest corner of Lot 1, Nieman Square subdivision; thence west 569.25 feet to the east line of Lot 1, Block 1, Schnucks subdivision; thence north 80 feet along the east line of Lot 1, Block 1, Schnucks subdivision, to the northeast corner of Lot 1, Block 1, Schnucks subdivision; thence west 786.55 feet along the north line of Schnucks subdivision extended to the centerline of Quivira Road; thence north along the centerline of Quivira Road 923.80 feet to the point of beginning, being the Southwest corner of Section 11, Township 12 S, Range 24 E.

Map depicting the Neighborhood Revitalization Area:

Refer to Map 1, KNRA Boundaries/Existing Parcels

MAP 1

KNRA Boundaries/Existing Parcels



PART 2

Existing assessed valuation of the real estate within the Neighborhood Revitalization Area

Assessed valuation:

The assessed valuation of each parcel of real estate located within the Neighborhood Revitalization Area, including land and building values listed separately, is available at the City of Shawnee Planning Department or the Johnson County Appraiser's office.

The appraised valuation for the 940 properties located within the Neighborhood Revitalization Area is as follows:

Land	\$51,091,780
Improvements	\$101,511,620
Total Appraised Valuation	\$152,603,400

PART 3

Names and addresses of owners of record within the Neighborhood Revitalization Area

Names and addresses:

The list of names and addresses of owners of record of real estate within the Neighborhood Revitalization Area, is available at the City of Shawnee Planning Department or the Johnson County Appraiser's office.

PART 4

Existing zoning classification and district boundaries and existing and proposed land uses within the Neighborhood Revitalization Area

Existing Zoning Classification and District:

Refer to Map 2, Zoning Districts

Existing Zoning Districts:

The existing zoning districts within the Neighborhood Revitalization Area Boundary are:

R-1	Residential
TSQ	Town Square
DU	Duplex
RGA	Residential Garden Apartments
PD	Planned Development
RMD	Residential Multiple Dwellings
PO	Planned Office
PMR	Planned Mixed Residential
CH	Commercial Highway
CN	Commercial Neighborhood

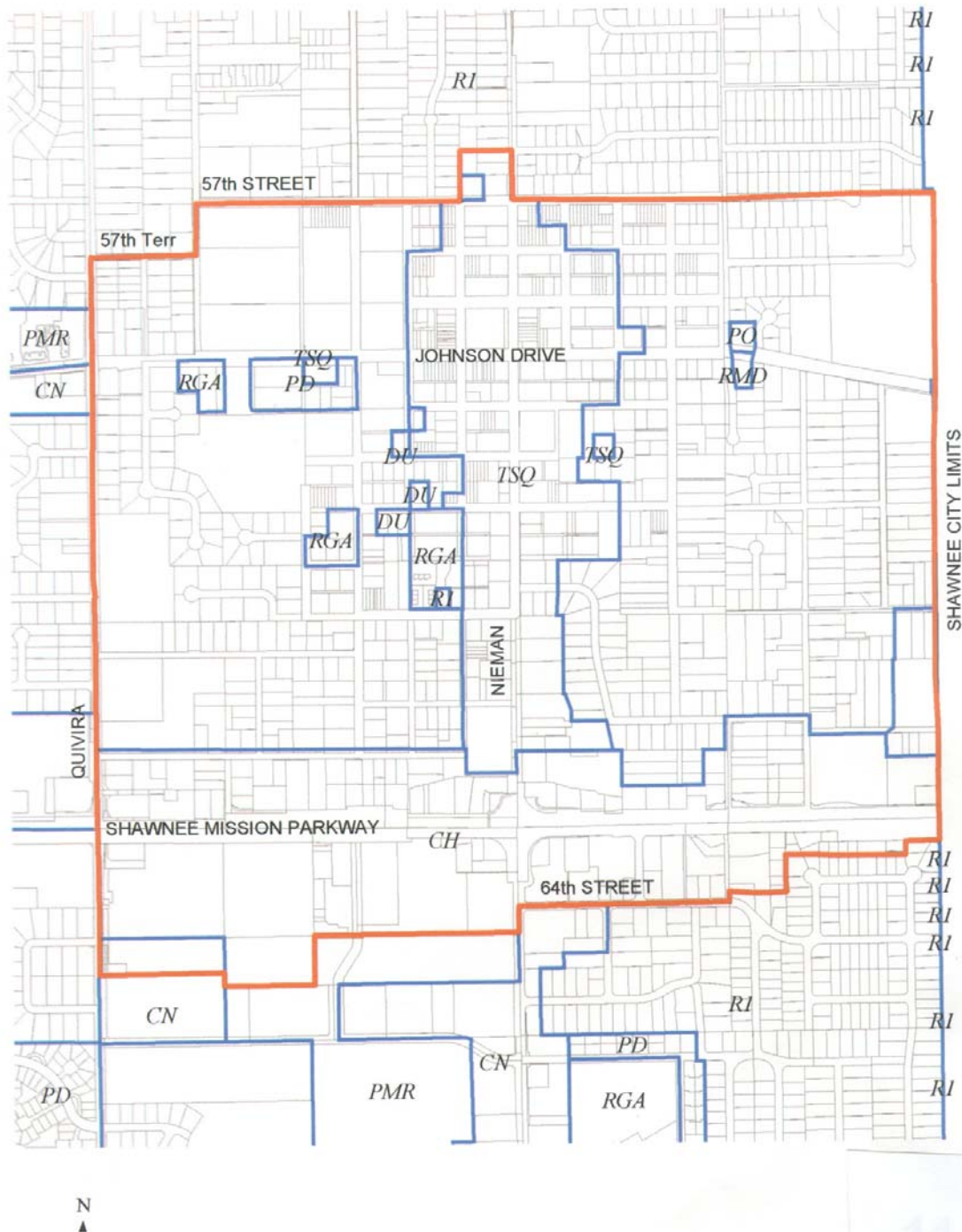
Existing Land Use:

Refer to Map 3, Existing Land Use

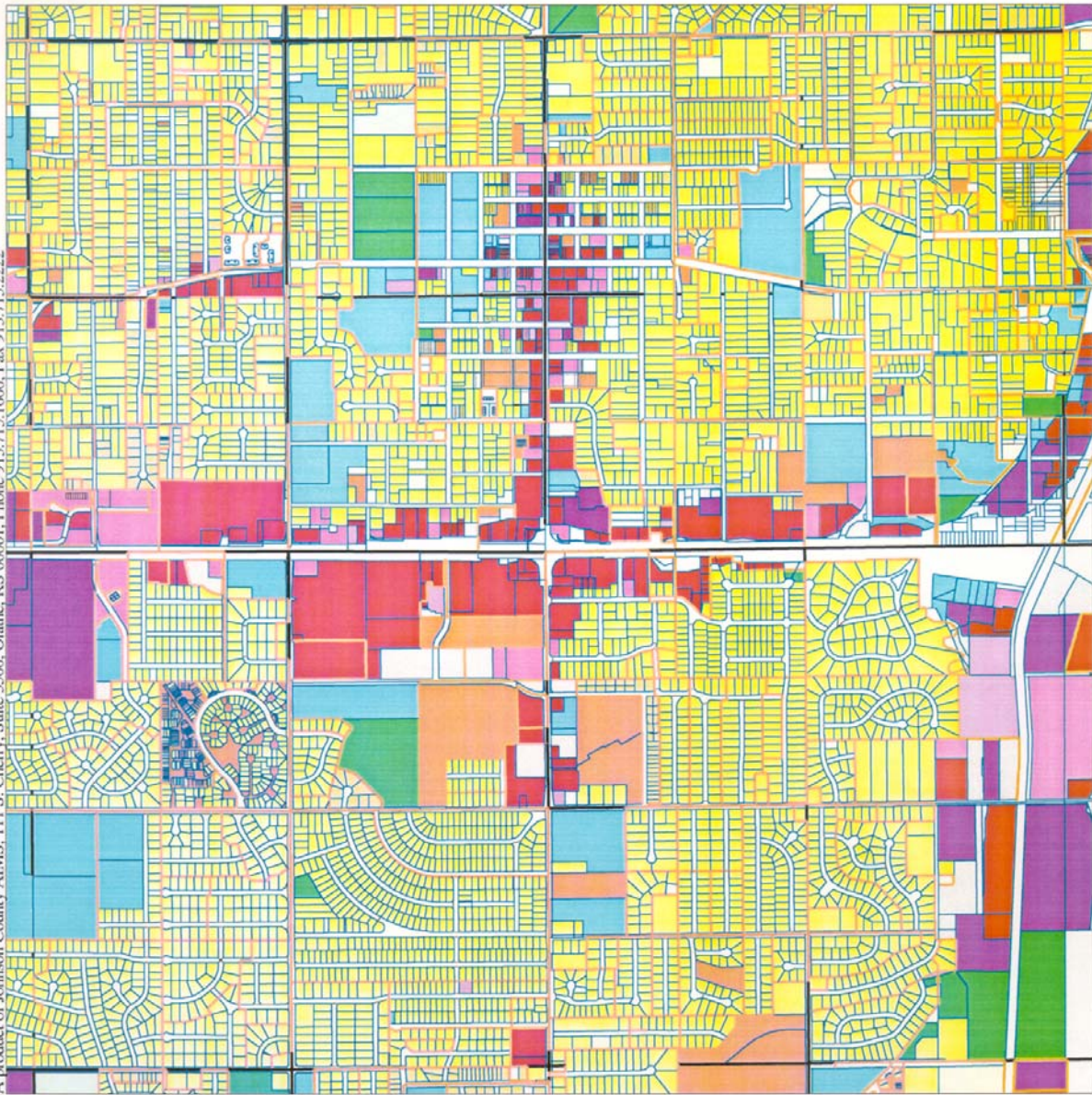
Proposed Land Use:

Refer to Map 4, Future Land Use

MAP 2 Zoning Districts



A product of Johnson County AIMS, 111 S. Cherry, Suite 3500, Olathe, KS 66061, Phone 913.715.1600, Fax 913.715.2222



MAP 3, CURRENT LAND USE, JOHNSON COUNTY, KS

Scale: 1"=1450'

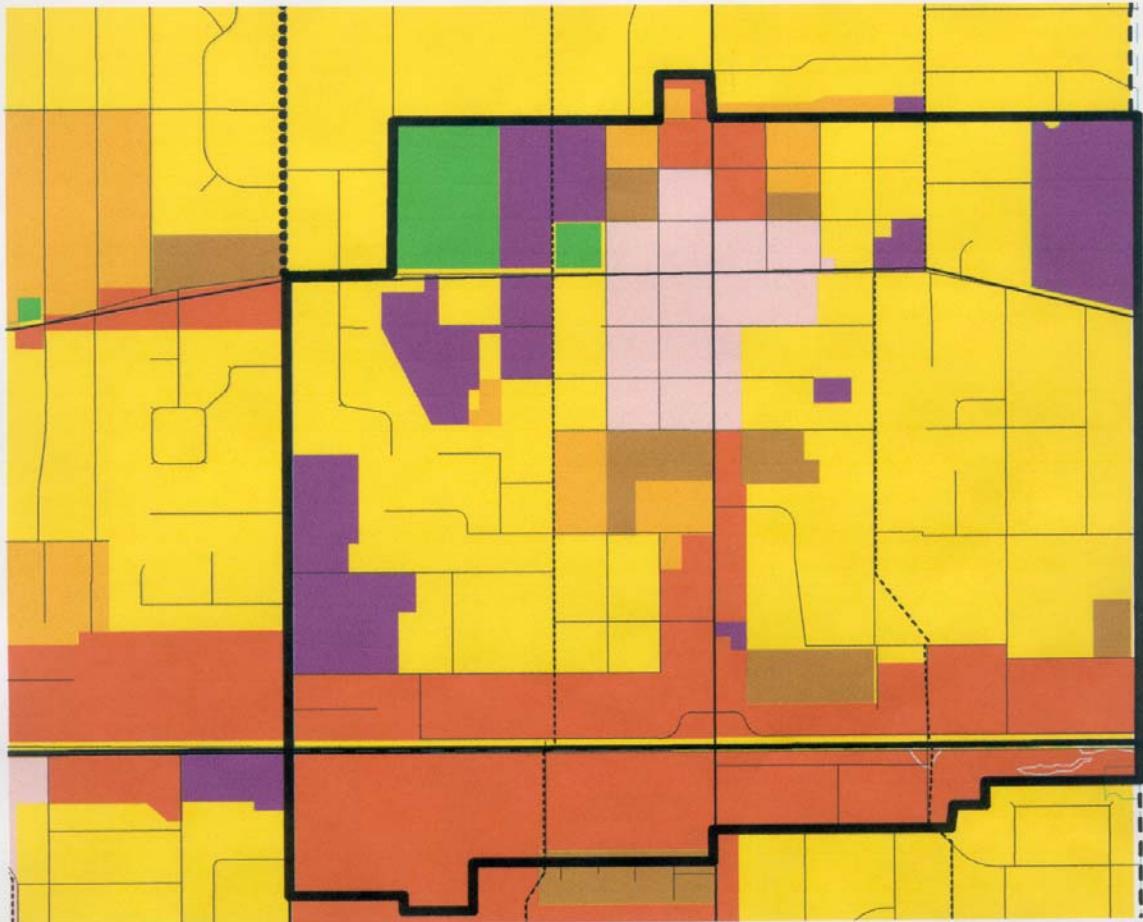
- | | | | |
|----------------------|--------------------|-------------------|-------------------|
| Vacant Residential | Mobile Home | Heavy Industrial | Recreational |
| Single-Family Resid. | Office | Vac. Comm./Indus. | Lake |
| Duplex or Triplex | General Commercial | Agricultural | Unassigned or ROW |
| Other Residential | Light Industrial | Govt./Public | |



MAP/DATA DISCLAIMER: It is understood that, while the AIMS participating agencies and information suppliers have no indication and reason to believe that there are inaccuracies in information incorporated in the base map, AIMS AND ITS SUPPLIER MAKE NO REPRESENTATIONS OF ANY KIND, INCLUDING BUT NOT LIMITED TO WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE, NOR ARE ANY SUCH WARRANTIES TO BE IMPLIED WITH RESPECT TO THE INFORMATION, DATA, OR SERVICE FURNISHED HEREIN.

Requester: CITY OF SHAWNEE
Invoice: 9065

MAP 4 Future Land Use



900 0 900 1800 Feet

- centerlines.dwg
- Sections.shp
- River
- Lakes
- Border
- Minor collector
- Minor arterial
- Major collector
- Major arterial
- Parks
- Highways
- 500 yr floodplain
- 100 yr floodplain
- Warehouse-industrial
- Rural residential
- Office - service
- Public - quasi-public
- Medium density residential
- High density residential
- Commercial
- Parks - open space
- Low density residential

PART 5

Proposed improvements for expanding municipal services within the Neighborhood Revitalization Area

Capital Improvements Plan (CIP):

2002

Nieman Road Rehabilitation – Shawnee Mission Parkway to 67th Street

2003

Herman Laird park improvements

Complete Shawnee Mission Parkway improvements Jaycee to Quivira Drive

2004

57th and Cody Drainage

Johnson & Nieman intersection improvements

Flint Avenue – Johnson Drive to 62nd Street

62nd Terrace – Quivira to Flint

2005

East Swimming Pool Project

2006

Goddard Avenue – Johnson Drive to 55th Street

Ongoing

Curb and Sidewalk repair and replacement

Street repair

Downtown streetscape improvements

PART 6

Properties eligible for tax rebates under the Neighborhood Revitalization Program

Eligible Properties:

New Residential Construction

New Single family dwelling structures as may be permitted by the City of Shawnee Zoning Ordinance are eligible for rebate provided that the new assessed valuation is increased by 5%.

Existing Residential Structures

The rehabilitation, renovation or additions to residential dwelling structures located anywhere within the Neighborhood Revitalization Area will be eligible for the rebate, provided the new assessed valuation is increased by 5%.

The rehabilitation, renovation or additions to multi-family, two (2) or more family, structures located within the Neighborhood Revitalization Area will be eligible for the rebate, provided the new assessed valuation is increased by 10%.

New Construction, Existing Structures/Commercial

Rehabilitation, additions or new construction of any office, institutional or commercial structure as permitted by the City of Shawnee Zoning Regulations and within the designated Neighborhood Revitalization Area will be eligible for the rebate provided the new assessed valuation is increased by 10%.

Accessory Structures

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 7

Criteria for determination of eligibility

The following criteria are to be used to determine properties eligible under the Kansas Neighborhood Revitalization Act program.

- a. Construction of an improvement must have begun on or after January 1, 2003 the date of designation of the Neighborhood Revitalization area by the City.
- b. An application for rebate must be filed within sixty (60) days of the issuance of a building permit.
- c. The assessed value of residential property must be increased by 5%.
- d. The assessed value of commercial property must be increased by 10%.
- e. The improvements must conform with the City of Shawnee's Comprehensive Land Use Plan and Zoning Regulations in effect at the time the improvements are made.
- f. The new, as well as existing improvements on property, must conform with all other applicable codes, rules, and regulations in effect at the time the improvements are made, and for the length of the rebate or the rebate may be terminated.
- g. Any property that is delinquent in any tax payment or special assessment shall not be eligible for any rebate or future rebate until such time as all taxes and special assessments have been paid.
- h. Properties eligible for tax incentives under any program shall be eligible to submit applications under only one program at a time.
- i. Only owners are eligible for tax rebates.
- j. Tax rebates transfer with ownership.
- k. Tax rebates are based on the increase of appraised value due to the improvements or new construction as of January 1 following the year of 100% completion, contingent on final inspection or issuance of a certificate of occupancy.

PART 8

Contents of application for tax rebate

Part 1 – General Information

- a. Owner's Name
- b. Owner's mailing address
- c. School District Number
- d. Parcel I.D. number
- e. Building Permit number
- f. Address of property
- g. Legal description of property
- h. Day phone number
- i. Property use
- j. Proposed improvements
- k. Estimated date of completion
- l. Estimated cost of improvements
- m. Johnson County Appraiser's Statement of Assessed Value
- n. Applicant signature and date

Commencement of Construction

- a. Date of commencement of construction
- b. Estimated date of completion of construction

Part 2 – Status of Construction/Completion

- a. Incomplete project as of January 1, following commencement
- b. Complete project as of January 1, following commencement
- c. County Appraiser's statement of percentage test
- d. County Clerk's statement of tax status
- e. City of Shawnee Planning Department's statement of application conformance for tax rebate

PART 9

Application Procedure

- a. The applicant shall obtain an Application for Tax Rebate from the City of Shawnee.
- b. The applicant shall complete and sign PART 1 of the application and file the original with the City of Shawnee within sixty (60) days of the issuance of the building permit.
- c. The City of Shawnee Planning Department shall verify the existing appraised value with the Johnson County Appraiser's Office.
- d. The City of Shawnee will return the rebate application to the owner.
- e. The applicant will notify the Johnson County Appraiser's Office of the project status by completing PART 2 of the application as follows:

For any improvement that is only partially completed as of January 1 following commencement of construction, complete and sign PART 2.

For any improvement that is 100% completed on or before January 1 following commencement of construction, complete and sign PART 2 and file the application with the City of Shawnee which will then be forwarded to the Johnson County Appraiser's Office. This step must be completed by December 1 of the year preceding the commencement of the first year of the tax rebate period in order to qualify for the rebate.

- f. In the January following, 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 their portion of the application and shall report the new valuation to the Johnson County Clerk by June 1. The tax records on the project shall be revised by the Johnson County Clerk's office to reflect the change in valuation.
- g. Upon determination by the Johnson County Appraiser's Office that the improvements meet the percentage test for rebate and the Clerk's office has determined the status of the taxes on the property, the City of Shawnee shall certify to the County Clerk the project and application does or does not meet the requirements for a tax rebate and shall notify the applicant.
- h. Upon the payment of the real estate tax for the subject property for the initial and each succeeding tax year period, extending through the specified rebate period and within a thirty (30) day period following payment and submittal of a receipt by the applicant to the Johnson County, a tax rebate in the amount of the tax

increment (less an administration fee as specified in the Interlocal Agreement) will be made to the applicant. The tax rebate shall be made from the Neighborhood Revitalization Fund established in conjunction with City of Shawnee and the other taxing units participating in the interlocal agreement. The City Planning Department shall make periodic reports on the tax rebate program to the City Council and other taxing units accordingly.

- i. The City of Shawnee Planning Department shall inform the Johnson County Clerk thirty (30) days prior to the expiration of the final rebate period for each property receiving a tax rebate.

PART 10

Standards and Criteria for Review

- a. Construction of an improvement must have begun on or after January 1, 2003 the date of designation of the Neighborhood Revitalization Area by the City.
- b. An application for rebate must be filed within sixty (60) days of the issuance of a building permit.
- c. The assessed value of residential property must be increased by 5%.
- d. The assessed value of commercial property must be increased by 10%.
- e. The improvements must conform with the City of Shawnee's Comprehensive Land Use Plan and Zoning Regulations in effect at the time improvements are made.
- f. The new, as well as existing improvements on the property, must conform with all other applicable codes, rules and regulations in effect at the time the improvements are made, and for the length of the rebate or the rebate may be terminated.
- g. Any property that is delinquent in any tax payment or special assessment shall not be eligible for any rebate or future rebate until such time as all taxes and special assessments have been paid.
- h. Properties eligible for tax incentives under any other program shall be eligible to submit applications under only one program at a time.
- i. Only property owners are eligible for tax rebate.
- j. Tax rebates transfer with ownership.
- k. Tax rebates are based on the increase of appraised value due to the improvements or new construction as of January 1 following the year of 100% completion, contingent on final inspection or issuance of certification of occupancy.

PART 11

Statement specifying program amounts and years of eligibility

Program Period:

The Neighborhood Revitalization Fund and Tax Rebate Incentive Program shall expire on December 31, 2013.

Rebate Period:

Residential	10 years
Commercial	10 years

Rebate Amount:

Remodel	90%*
New Construction	50%**

(*) 10% to remain in the The Neighborhood Revitalization Fund.

(**) 40% to stay with the taxing entities, 10% to remain in The Neighborhood Revitalization Fund.

PART 12

Additional issues under the Neighborhood Revitalization Act

- a. Failure to build or maintain the property to applicable codes, rules and regulations shall cause the rebate application to be terminated.
- b. Failure to timely pay all property taxes and required assessments shall result in removal from the rebate program. Late fees, fines surcharges and the like are not eligible for rebate.

**Johnson County Tax Levy Schedule
NOV 2002**

Taxing Jurisdictions	Mill Levy	% of Total Levy
1. Johnson County (JC)	16.221	17.12
2. City of Shawnee	20.835	21.98
3. U.S.D. #512	42.238	44.57
4. JCCC	9.428	9.95
5. JC Library	2.948	3.11
6. JC Park & Rec.	1.602	1.69
7. State of Kansas	1.5	1.58
Sub Total	94.772	100

Neighborhood Revitalization Plan

Purpose:

This Neighborhood Revitalization Plan is intended to promote the rehabilitation, conservation and/or redevelopment of the designated Neighborhood Revitalization Area within the City of Shawnee in order to protect the public health, safety and welfare of the residents of the city. A tax rebate incentive based on the incremental increase of qualified improvements will be available to property owners in the designated Neighborhood Revitalization Area.

In accordance KSA (1997 Supp.) 12-17, 114 et seq., the City Council conducted a public hearing on January 13, 2003 and considered the Neighborhood Revitalization Plan. Accordingly, the City Council designates that the described area meets the condition contained in KSA (1997 Supp.) 12-17, 115 (c) (3), to be designated as a "Neighborhood Revitalization Area".

**City of Shawnee Neighborhood Revitalization Program
Application for Tax Rebate**

Part 1:

Owner's Name _____ Day Phone Number _____

Owner's Mailing Address _____

Property Address _____

Parcel ID Number _____

(Parcel ID number and Legal description is on your tax Statement)

Legal Description of Property

(Use additional sheets if necessary)

Property Type ☐ Residential ☐ Commercial

Existing Use _____ Proposed Use _____

Age of Principle Building _____ Occupancy Status During Last 5 years _____

List Building to be or Actually Demolished _____

List Proposed Improvements (Be Specific)

Cost

_____ \$ _____

_____ \$ _____

_____ \$ _____

Total Cost of Improvements \$ _____ ☐ Actual ☐ Estimated

Date of Project Completion _____ ☐ Actual ☐ Estimated

Date Construction is to Begin _____

Building Permit Number _____

_____ Date: _____

(Property Owner's Signature)

Part 2:

A. For Property Owner's Use Only:

As of January 1 following commencement of construction, the improvements are:

Check one box: ☐ Complete ☐ Incomplete

By _____ Date _____
(Applicant's Signature)

B. For Johnson County Appraiser Use Only:

As of _____ the assessed valuation of this property is:
(DATE)

Land \$ _____

Improvements \$ _____

Total \$ _____

By _____ Date _____
(Johnson County Appraiser's Office)

THE IMPROVEMENTS MADE TO THIS PROPERTY

☐ Meet the required percentage of increase in assessed valuation.
(5% for residential, 10% for commercial)

☐ DOES NOT meet the required percentage of increase in assessed valuation

By _____ Date _____
(Johnson County Appraiser's Office)

C. For County Clerk Use Only:

As of _____ taxes and special assessments on this parcel are:
(DATE)

☐ Delinquent
☐ Not Delinquent

By _____ Date _____
(Johnson County Clerk's Office)

D. For City of Shawnee Use Only:

The application ☐ IS ☐ IS NOT, in conformance with the requirements of the City of Shawnee Neighborhood Revitalization Program.

By _____ Date _____
(City of Shawnee)

EXAMPLES

Existing Residential

Appraised value	\$85,000
Assessed	\$9,775
All taxes	\$917.39
City taxes only	\$203.66

Increase in appraised value by:	\$5000	\$10,000	\$25,000
Appraised value	\$90,000	\$95,000	\$110,000
Assessed	\$10,350	\$10,925	\$12,650
All taxes	\$971.35	\$1025.32	\$1187.22
City taxes only	\$215.64	\$227.62	\$263.56
Rebate (all taxes)	\$48.56	\$97.14	\$242.85
Rebate (city taxes)	\$10.78	\$21.56	\$53.91

New Residential Construction

Previous Appraisal

Appraised value	\$20,030
Assessed	\$2,403
Advalorem taxes	\$225.58
City taxes	\$50.10

With new construction

Appraised value	\$145,400
Assessed	\$16,721
Advalorem taxes	\$1569.28
City taxes	\$348.63
Advalorem Rebate	\$1,209.33
City taxes Rebate	\$178.67

Vacant property on Shawnee Mission Parkway

Current appraised valuation	\$1,012,210
Assessed valuation	\$121,465
Advalorem Taxes	\$11,399.61
City taxes only	\$2,530.72

Increase in appraised value by \$400,000

Appraised valuation	\$1,412,210
Assessed valuation	\$353,052
Advalorem Taxes	\$33,134.28
City taxes only	\$7,355.83

Advalorem Rebate	\$19,561.20
City taxes Rebate	\$4,342.59

Vacant property on Nieman Road

Current appraised valuation	\$56,990
Assessed valuation	\$6,838
Advalorem Taxes	\$641.82
City taxes only	\$142.47

Increase in appraised value by \$150,000

Appraised valuation	\$206,990
Assessed valuation	\$51,747
Advalorem Taxes	\$4,856.55
City taxes only	\$1,078.14

Advalorem Rebate	\$4,370.89
City taxes Rebate	\$970.32

Existing Commercial building on Johnson Drive

Current appraised valuation	\$201,200
Assessed valuation	\$50,300
Advalorem Taxes	\$4,720.71
City taxes only	\$1,048.47

Increase in appraised value by **\$5,000**

Appraised valuation	\$206,200
Assessed valuation	\$51,550
Advalorem Taxes	\$4,838.02
City taxes only	\$1,074.04

Advalorem Rebate	\$105.57
City taxes Rebate	\$23.01

Increase in appraised value by **\$25,000**

Appraised valuation	\$226,200
Assessed valuation	\$56,550
Advalorem Taxes	\$5,307.27
City taxes only	\$1,178.22

Advalorem Rebate	\$527.90
City taxes Rebate	\$116.77

Replace existing Commercial building

Current appraised valuation	\$444,100
Assessed valuation	\$111,025
Advalorem Taxes	\$10,419.00
City taxes only	\$2,313.20

Existing removed and new \$300,000 improvement constructed

Appraised valuation	\$584,220
Assessed valuation	\$146,055
Advalorem Taxes	\$13,707.40
City taxes only	\$3,043.05

Advalorem Rebate	\$2,959.56
City taxes Rebate	\$656.87

Advalorem Tax Rates

Residential	11.5%
Commercial	25%
Vacant Residential and Commercial lots	12%

Advalorem Taxes

Total	93.851 mills
City only	20.835 mills

Downtown Improvement Grant

In an effort to promote Downtown Shawnee the governing body of the City of Shawnee has approved an assistance program to businesses in Downtown Shawnee. A grant has been set up for those businesses that are undertaking a renovation, or remodel of their business. This grant shall be a one time award to cover actual cost not to exceed \$2,000.

An eligible business is located on Johnson Drive between Flint and Goddard and on Nieman between 57th and 61st Streets.

Only businesses are eligible.

The grant will be a reimbursement for money spent on architectural services, remodel, upkeep, new construction.

Any exterior remodel must conform to the Downtown Design guidelines or be a restoration to original design.

The improvement must conform to all City of Shawnee Municipal codes.

The value of the work must be at least \$5,000