



Unified Government of
Wyandotte County/
Kansas City, KS 66101
(913) 573-5730

2018 - 2020

Unified Government of Wyandotte County/Kansas City, Kansas

Neighborhood Revitalization Act (NRA) Area Plan

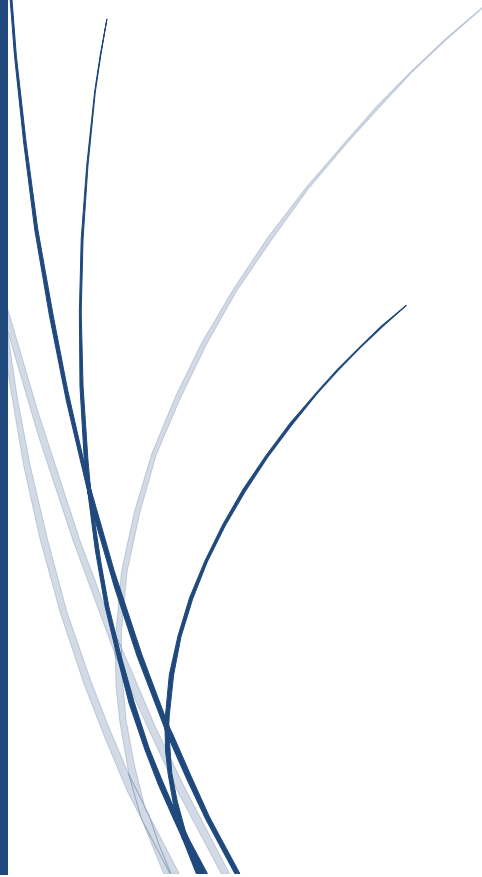




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UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY KANSAS

NRA Plan 2018 – 2020

I. Purpose

This Plan is intended to promote revitalization through the rehabilitation, conservation, or redevelopment of designated Areas in order to protect the public health, safety, and welfare of Wyandotte County residents. More specifically, a tax rebate incentive will be available for certain improvements within the designated Areas.

In accordance with the provisions of the Neighborhood Revitalization Act (NRA), K.S.A. 12-17, 114 et seq., the Unified Government Commission has held a public hearing and considered the existing conditions and alternatives, with respect to the designated Areas, the criteria and standards for a tax rebate, and the necessity for interlocal cooperation among other taxing units. Accordingly, the Commission has carefully reviewed, evaluated, and determined the Areas meet one or more of the conditions to be designated as a “neighborhood revitalization area.”

Interlocal cooperation between the Unified Government, Kansas City Kansas Unified School District 500, Turner Unified School District 202, Piper Unified School District 203, Bonner Springs/Edwardsville School District 204, and the Kansas City Kansas Community College is a requirement for the implementation of the Plan. Therefore, the effective eligible date is February 20, 2018.

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II. Map of the NRA Plan Areas and Legal Descriptions

See Exhibit A.

III. Appraised and Assessed Valuation of Real Property

The assessed valuation of the real estate contained in the designated Areas is listed for each parcel with land and building values provided separately. The listing is available for public inspection at the Unified Government Clerk's Office located on the 3rd Floor of the Municipal Office Building at 701 North 7th Street, Suite 323, Kansas City, Kansas 66101. The listing may be inspected during regular business hours, or any time on the Unified Government website at www.wycokck.org.

The appraised and assessed valuation for the parcels contained within each Area is as follows:

	Appraised		
	Land Value	Improvement Value	Total Value
Area 1	\$ 445,031,320. 00	\$ 2,188,950,890 .00	\$ 2,633,982,21 0.00
Area 2 East	\$ 471,831,720. 00	\$ 2,217,830,410 .00	\$ 2,689,662,13 0.00
Area 2 East - State Avenue East Corridor	\$ 8,477,830. 00	\$ 30,503,850 .00	\$ 38,981,68 0.00
Area 2 East - State Avenue West Corridor	\$ 8,377,910. 00	\$ 76,389,140 .00	\$ 84,767,05 0.00
Area 2 East – Leavenworth Road Corridor	\$ 7,238,380. 00	\$ 41,881,240 .00	\$ 49,119,62 0.00
Area 2 West	\$ 94,698,160. 00	\$ 266,394,070 .00	\$ 361,092,23 0.00
Area 3	\$ 17,734,000. 00	\$ 49,117,540 .00	\$ 66,851,54 0.00



Area 4	\$ 324,343,030. 00	\$ 1,133,971,320 .00	\$ 1,458,314,35 0.00
	Assessed		
	Land Value	Improvement Value	Total Value
Area 1	\$ 72,644,805. 00	\$ 288,285,771 .00	\$ 360,930,57 6.00
Area 2 East	\$ 57,122,927. 00	\$ 260,732,785 .00	\$ 317,855,71 2.00
Area 2 East - State Avenue East Corridor	\$ 1,001,661. 00	\$ 4,419,787 .00	\$ 5,421,44 8.00
Area 2 East - State Avenue West Corridor	\$ 1,672,949. 00	\$ 16,059,250 .00	\$ 17,732,19 9.00
Area 2 East – Leavenworth Road Corridor	\$ 1,090,560. 00	\$ 4,155,133 .00	\$ 5,245,69 3.00
Area 2 West	\$ 16,483,734. 00	\$ 37,647,473 .00	\$ 54,131,20 7.00
Area 3	\$ 2,829,355. 00	\$ 8,901,651 .00	\$ 11,731,00 6.00
Area 4	\$ 45,797,971. 00	\$ 150,439,194 .00	\$ 196,237,16 5.00

IV. Listing of Owners of Record in the NRA Plan Areas

The owner of record for each parcel of land is listed together with the corresponding address and is available for public inspection during regular business hours at the Unified Government Clerk's Office, subject to redactions for privacy as provided for by State law.

V. General Eligibility Requirements for NRA Tax Rebate



- The NRA tax rebate percentage is based on the taxes levied by participating NRA taxing entities within the NRA Areas.
- Liquor stores, bars and establishments that sell alcohol with less than 50% in food sales are **not** eligible.
- Improving existing structures or construction of accessory structures such as gazebos, storage buildings, workshops, barns, or swimming pools are **not** eligible.
- Garages are eligible.
- An individual project cannot receive IRB or EDX.
- See the NRA criteria matrices in this section for terms.

A. Residential Improvements

- New construction or rehabilitation of a structure.
- NRA projects are limited to Three Million and 00/100 Dollars (\$3,000,000.00) in construction costs.
- Tax credits may be used in addition to the NRA tax rebate in certain situations.

Single-family, Duplex, and Townhomes (New or Rehabilitation):

- Single-family detached on one (1) parcel.
- Duplex on one (1) parcel is considered one (1) single duplex.
- Duplex on two (2) parcels is considered single-family attached.
- Townhomes with three (3) units on three (3) parcels are considered single-family attached.

NOTE: All of the above must be owner-occupied with the exception of a single duplex, or properties where a contract for deed has been filed with the Register of Deeds

Multi-family Structure Projects (Rehabilitation Only):

- Subject to approval by the District Commissioner and At-Large Commissioner for proposed projects.
- New construction of multi-family projects are **not** eligible for the NRA tax rebate.
- Multi-family structures are considered three (3) or more units on one (1) parcel.
- Townhomes on one (1) parcel with three (3) or more units are considered multi-family.

All residential improvements located in the NRA Plan Areas, as may be permitted by the Unified Government Code of Ordinances (including zoning ordinances) may be eligible for the NRA tax rebate.



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Tax Increment Financing (TIF):

- NRA projects are ineligible within TIF districts except within existing TIF districts in Area 1. These projects are eligible for a ninety-five percent (95%) rebate for five (5) years.
- Developer must be active and current on taxes.

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NRA Residential Criteria

Area	Type of Investment	Minimum Value	Rebate	Yrs.
1	Single-family detached, Duplex single-family attached, and Townhomes single-family attached (Owner-Occupied), and Single Duplex- New/Rehabilitation	15% assessed value	95%	10
	Multi-family – Rehabilitation Only	15% assessed value	95%	10
	Historical Structures Owner/Rental – Rehabilitation Only	5% assessed value	100%	10



2 East Turner USD 202	Single-family detached or Duplex single-family attached (Owner Occupied) – New Construction	\$175,000	95%	5
2 East & West	Single-family detached, Duplex single-family attached, and Townhomes single-family attached (Owner Occupied), and Single Duplex - New / Rehabilitation	15% assessed value	95%	5
	Multi-family – Rehabilitation Only	15% assessed value	95%	5
	Historic Structures Owner Occupied – Rehabilitation Only	10% assessed value	100%	5
3	Single-family detached, Duplex single-family attached, and Townhomes single-family attached (Owner Occupied), and Single Duplex - New/Rehabilitation	15% assessed value	95%	5
	Historic Structures Owner Occupied – Rehabilitation Only	15% assessed value	100%	5
	Multi-family – Rehabilitation Only	15% assessed value	95%	5
4	Single-family detached, Duplex single-family attached, and Townhome single-family attached (Owner Occupied and have their own parcel), and Single Duplex - Rehabilitation Only	15% assessed value	95%	5



B. Commercial, Office, Industrial, and Retail Improvements

- New construction, rehabilitation, or expansion of a structure.
- NRA projects are under Three Million and 00/100 Dollars (\$3,000,000.00) in construction cost.
- Tax credits may be used in addition to the NRA tax rebate in certain situations.
- Unlimited transfer of the original application during the term.
- Commercial application fees for new construction, rehabilitation, and expansion:
 1. All projects have a minimum fee of One Thousand and 00/100 Dollars (\$1,000.00).
 2. Projects in Special Project Areas with a construction cost over Ten Million and 00/100 Dollars (\$10,000,000.00) have a fee of Two Thousand and 00/100 Dollars (\$2,000.00).
 3. The application fee is waived for Land Bank properties.
- New construction, rehabilitation, or expansion of any type of commercial, office, retail, or industrial structure located in the NRA Plan Areas, as may be permitted by the Unified Government Code of Ordinances (including zoning ordinances) may be eligible for the NRA tax rebate, provided the project is not eligible for an Investment Revenue Bond (IRB) or Economic Development Exemption (EDX).

Projects ranging between construction cost of Two Million and 00/100 Dollars (\$2,000,000.00) and Three Million and 00/100 Dollars (\$3,000,000.00) are eligible for a rebate starting at seventy-five percent (75%) and eighty percent (80%) for historic rehabilitation. There is an opportunity to increase the percentage by ten percent (10%) for using Local, Minority, or Women (LMW) business entities as subcontractors or suppliers during the construction portion of the development. The Office of Contract Compliance will verify the available increase in rebate at the time of application and prior to the rebate. If the applicant is unable to achieve the LMW goals set by the Office of Contract Compliance, the rebate will not increase and will be set at seventy-five percent (75%) or eighty percent (80%) for the specified number of years.

NOTE: Applicants **must** contact the Contract Compliance Department to set LMW goals.



NRA Commercial Criteria

Projects with Construction Cost under Two Million and 00/100 Dollars (\$2,000,000.00)

Area	Type of Investment	Minimum Value	Rebate	Yrs.
1	New/Rehabilitation/Expansion	15% assessed value	95%	10
	Historic Rehabilitation	5% assessed value	100%	10
	New/Rehabilitation/Expansion for Environmental Contamination	15% assessed value	95%	10
2 East	New/Rehabilitation/Expansion	15% assessed value	95%	5
	New/Rehabilitation/Expansion for Environmental Contamination	15% assessed value	95%	5
	Historic Rehabilitation	15% assessed value	100%	5
2 West	Rehabilitation Only	15% assessed value	95%	5
	Rehabilitation for Environmental Contamination	15% assessed value	95%	5
	Historic Rehabilitation	15% assessed value	100%	5
3	New/Rehabilitation/Expansion	15% assessed value	95%	5
	Historic Rehabilitation	15% assessed value	100%	5
	New/Rehabilitation/Expansion for Environmental Contamination	15% assessed value	95%	5

Projects with Construction Cost of Two Million and 00/100 Dollars (\$2,000,000.00) to Three Million and 00/100 Dollars (\$3,000,000.00)

Area	Type of Investment	Minimum Value	Rebate	Yrs.
1	New/Rehabilitation/Expansion	15% assessed value	75-85%	10
	Historic Rehabilitation	5% assessed value	80-90%	10
	New/Rehabilitation/Expansion for Environmental Contamination	15% assessed value	75-85%	10
2 East	New/Rehabilitation/Expansion	15% assessed value	75-85%	5
	Historic Rehabilitation	15% assessed value	80-90%	5
	New/Rehabilitation/Expansion for Environmental Contamination	15% assessed value	75-85%	5
2 West	Rehabilitation Only	15% assessed value	75-85%	5
	Historic Rehabilitation	15% assessed value	80-90%	5
	Rehabilitation for Environmental Contamination	15% assessed value	75-85%	5
3	New/Rehabilitation/Expansion	15% assessed value	75-85%	5
	Historic Rehabilitation	15% assessed value	80-90%	5
	New/Rehabilitation/Expansion for Environmental Contamination	15% assessed value	75-85%	5



Special Project Areas

- Special projects are permitted in the following areas:
 1. Area 1
 2. State Avenue East Corridor
 3. State Avenue West Corridor
 4. Leavenworth Road Corridor
- Special projects are those over Three Million and 00/100 Dollars (\$3,000,000.00) in construction cost.
- Special projects **must** meet one (1) of the following three (3) criteria:
 1. Retail in nature;
 2. Environmentally contaminated area; or
 3. Historic designation by either the State of Kansas or the Federal Register.
- The projects will be subject to construction participation requirements for the utilization of LMW contractors as provided in the IRB tax abatement policy. Projects meeting these criteria will be eligible for consideration of up to a twenty (20) year rebate starting at seventy-five percent (75%) and increased by ten percent (10%) for using LMW business entities as subcontractors or suppliers during the construction portion of the development. The Office of Contract Compliance will verify the available increase in rebate at the time of application and prior to the rebate. If the applicant is unable to achieve the LMW goals set by the Office of Contract Compliance, the rebate will not increase and will be set at seventy-five percent (75%) for the specified number of years.
- Projects proposed under this provision will require specific approval by the Full Commission at a public meeting.

Special Project Area	Type of Investment	Minimum Value	Rebate	Yrs.
Area 1	Projects over \$3 million	15% assessed value	75-85%	Up to 20
State Avenue East Corridor	Projects over \$3 million	15% assessed value	75-85%	Up to 20
State Avenue West Corridor	Projects over \$3 million	15% assessed value	75-85%	Up to 20
Leavenworth Road Corridor	Projects over \$3 million	15% assessed value	75-85%	Up to 20



C. Determination of Base Land Value

Base land value is determined by the current use of the property as of January 1 of the application approval year.

D. Transfer of Ownership

The NRA tax rebate has unlimited transfer of ownership during the original application term.

E. Economic Development Staff Establishes Factors for Adjustments in NRA Base

F. Application Fees Waived for Land Bank Properties

G. The NRA Project Value Eligibility Is Based on Construction Cost

H. Economic Development Staff Checks Tax Delinquency Status

I. NRA Plan Implementation

The NRA Plan will only be implemented in the NRA Areas where the Unified Government, the Kansas City Kansas Unified School District 500, Turner Unified School District 202, Piper Unified School District 203, Bonner Springs/Edwardsville Unified School District 204, and the Kansas City Kansas Community College all agree to participate. The School Districts and the Community College may not alter the Unified Government NRA Plan guidelines. However, the capital outlay portion of the tax levy for the School Districts and the Community College shall be excluded.

J. Effective Date of NRA Plan Implementation

The NRA Plan is effective from February 20, 2018 to February 20, 2021.

K. Administrative Fee

- An administrative fee of five percent (5%) of the tax increment remains in the Neighborhood Revitalization Trust Fund to cover administrative costs.
- The administrative fee is waived for properties with historic designation by the State of Kansas or Federal Register.

VI. Criteria for Determination of Eligibility



1. To be eligible, an applicant cannot have delinquent property taxes on any property currently owned by the applicant in Wyandotte County.
2. The project must commence on or after the effective date of the NRA Plan. Upon approval of the project application by the Economic Development Director, or his or her designee, the improvement/construction must be completed within 24 months of the date of approval, unless otherwise approved in writing by the Economic Development Director, or his or her designee.
3. A project is deemed commenced when a completed application (pages 4 thru 8 of Part 2, Section A and Part 2, Section B and required pre-construction, renovation, or expansion documentation) is received by the Economic Development Department.
4. The following documentation is required to accompany Part 2, Section A and B:

Pre- and Post-Construction, Renovation, or Expansion Requirements

The following required documentation must be submitted with the application prior to any construction, renovation, or expansion in order to be eligible for the NRA tax rebate:

- A copy of the building permit that shows the estimated project cost (this is not the permit that is posted on site).
 - In some cases, permits come in stages. For example, permits for footings or demolition are issued before building permits.
 - All permits must be submitted. For example, a building permit must be submitted prior to any construction, renovation, or expansion.
- Application fee (if applicable).
- Pictures of proposed interior/exterior improvement areas.
- Picture of the property with address (if existing structure).
- An aerial map of the parcel/property.
- Plans/Renderings (in PDF format):
 - Residential new - house plans.
 - Residential renovation/addition – project renderings (this can be same as submission to Building Inspections Department).
 - Commercial new – architectural front elevation drawing.
 - Commercial renovation/expansion – interior/exterior project renderings (this can be same as submission to Building Inspections Department)



- A list of improvement costs or improvement bid estimates.

Prior to receiving NRA tax rebate, the following required documentation must be submitted:

- A Certificate of Occupancy (CO) or an approved Final Inspection form signed by the Building Inspections Division of the Neighborhood Resource Center (NRC).
 - Pictures of the completed improvement.
 - Receipts or certification of construction expenses.
5. The assessed value of residential and commercial property must be increased as described in the NRA Plan for the designated Area(s) in order to be eligible for the tax rebate. A rebate is based solely on Construction Improvements after the UG appraiser has established a new 100% project completed value. If there is any percentage increase in assessed value and an increase in taxes during the construction or improvement period, then the applicant is required to pay the increase in taxes and it is not subject to a rebate until construction or improvements are completed.
 6. The improvements must conform to the Comprehensive Land Use Plan and Zoning Ordinance in effect at the time the improvements are made.
 7. The new, as well as the existing improvements on property must conform to all other applicable codes, rules, ordinances, regulations, and building standards in effect at the time the improvements are made and for the length of the NRA tax rebate, or the rebate may be terminated. The Unified Government County Administrator may request to review any updated drawings/renderings, and proposed landscaping, fencing, and lighting plans prior to approval of the NRA tax rebate incentive.
 8. Any property that is delinquent in any tax payment or special assessment shall not be eligible for any NRA tax rebate or future rebate until such time as all taxes and special assessments have been paid. If such delinquency occurs after entry into the NRA tax rebate program, the owner shall have no more than ninety (90) days to bring the taxes current or the property shall no longer be eligible for the NRA tax rebate and participation terminates. Any ineligibility does not extend the term of the program.
 9. Any commercial, office, industrial, and retail projects not eligible for IRB or EDX with a cost of less than Three Million and 00/100 Dollars (\$3,000,000.00) are eligible.
 10. Project value is based on construction cost.



VII. Unified Government Application for NRA Tax Rebate Sample Application

See Exhibit C.

VIII. Contents of Application for NRA Tax Rebate

- Part 1, Section A:** General Information (See Exhibit D)
- Part 2, Section A:** Application (See Exhibit C)
- Part 2, Section B:** Status of Construction Completion (See Exhibit E)
- Part 2, Section C:** County Appraiser's Statement of Percentage Requirements (See Exhibit F)
- Part 2, Section D:** Economic Development Statement of Tax Status (See Exhibit G)
- Part 2, Section E:** Statement of Application Conformance for NRA Tax Rebate (See Exhibit H)

IX. Application Procedure

1. The application can be obtained from the Economic Development Department or the Building Inspections Division of the NRC, concurrent with a building permit. However, if the building permit has already been obtained or no permit is required for the work, an application can be obtained in person at the Economic Development Department located at 701 North 7th Street, Suite 421, Kansas City, Kansas 66101 or at the Unified Government's website under Economic Development Department at <http://www.wycokck.org/Economic/Incentives.aspx>
2. Prior to any new construction, renovation, or expansion, the applicant shall submit to Economic Development staff a completed application pages 4 thru 8 of Part 2, Section A and Part 2, Section B and required pre-construction, renovation, or expansion documentation. When the project is completed, the applicant shall submit required post-construction documentation prior to receiving the NRA tax rebate.
3. The applicant shall request the Building Inspections Division to reference in its files that the applicant is applying for the NRA tax rebate and to forward a copy of the building permit to the Unified Government Appraiser.



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4. Prior to December 1, following commencement of construction, renovation, or expansion and each succeeding December 1 until and including the year of project completion, the applicant shall complete and sign a new copy of Part 2, Section B of the NRA application, indicating the anticipated status of the project as of the following January 1 to the Economic Development Department.
5. On or before January 1, after the project is completed, the Unified Government Appraiser's Office shall conduct an on-site inspection, review the construction records, and determine the new valuation of the real estate. The Appraiser's Office shall submit a report of the new valuation and the revised tax information by June 1 to the Unified Government Treasurer.
6. Upon determination that the status of the improvements as of January 1 meets the eligibility criteria, the Appraiser's Office shall certify the percentage requirements of Part 2, Section C to the Unified Government Clerk, Treasurer, and Economic Development Department.
7. Economic Development Department staff will notify the Appraiser's Office of any new NRA applications and input the documentation for tracking.
8. Economic Development Department staff will notify the Finance Department of completed NRA tax rebates on an annual basis.
9. Upon the payment of the real estate tax for the subject property for the initial and each succeeding tax year extending through the specified NRA tax rebate period, and within a thirty (30) day period following the date of tax distribution by the Unified Government to the other taxing units, the NRA tax rebate, less the appropriate administrative fee, shall be made to the applicant. The tax rebate shall be made by the Unified Government Treasurer from the Neighborhood Revitalization Fund established in conjunction with the Unified Government and the other taxing units participating by Interlocal Agreement. The Unified Government Finance Department and the Economic Development Department staff will make reports to the Unified Government Commission and other taxing units.



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10. Applicant is **required** to pay taxes each year. A **rebate check** will be issued to applicant from the Treasurer's Office **after taxes are paid**. The NRA tax rebate applies only to the **additional taxes** resulting from the increase in assessed value of the property based on the improvements and the participating taxing jurisdictions.

For example, if taxes paid on vacant land is Five Hundred and 00/100 Dollars (\$500.00) and a structure is built on the vacant land (improvement) that raises the taxes to Two Thousand Five Hundred and 00/100 Dollars (\$2,500.00) (assuming the required assessed value has occurred), the incremental increase in tax is Two Thousand and 00/100 Dollars (\$2,000.00). The Two Thousand and 00/100 Dollars (\$2,000) less an administrative fee is the portion that will be rebated.

NOTE: The above example is for illustrative purposes only.

11. Applicants appealing their appraised values may jeopardize their eligibility for NRA participation for that year and following tax years and may initially encounter a one (1) year delay in determining their eligibility for NRA participation.
12. A copy of the certification for transfer (NRA Transfer of Deed form at the end of the application) must be used when transferring the NRA tax rebate. The certification should be completed when the property is sold and then sent to the Economic Development Department, Attention: NRA Program Staff, 701 North 7th Street, Suite 421, Kansas City, Kansas 66101. In such situations, the occupant may then be eligible to receive the NRA tax rebate pursuant to all other program criteria.

X. Planning and Development Zoning and District Regulations

See Exhibit B for a summary of the overall framework, design, districts, and definitions.

XI. Capital Improvements Planned for the NRA Plan Areas (2017 – 2022)

The 2017-2022 Proposed Capital Maintenance Improvement Program was adopted on July 27, 2017.

The Capital Improvements planned for the NRA Plan Areas is available for public inspection during regular business hours at the Unified Government Clerk's Office.

XII. Unified Government Tax Levy Schedule

See Exhibit I.



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XIII. Neighborhood Revitalization Trust Fund

The Unified Government Commission established a Neighborhood Revitalization Trust Fund in accordance with the provisions of K.S.A. 12-17, 118.