2021 - 2025

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 2021 - 2025**

1. **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, 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 January 1, 2021.

1. **Map of the NRA Plan Areas and Legal Descriptions**

See Exhibit A and Exhibit H.

1. **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](http://www.wycokck.org).

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

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Appraised** |  |  |  |  |
|  | Land Value | Improvement Value |  | Total Value |
| Area 1 | $590,129,170 | $2,881,067,360 |  | $3,471,196,530 |
| Area 2 | $710,182,020 | $3,112,962,220 |  | $3,823,144,240 |
| Area 2 - State Avenue East Corridor | $8,477,830 | $30,503,850 |  | $38,981,680 |
| Area 2 - State Avenue West Corridor | $8,377,910 | $6,389,140 |  | $84,767,050 |
| Area 2 - Leavenworth Road Corridor | $7,238,380 | $41,881,240 |  | $49,119,620 |
| Area 3 | $21,004,110 | $58,553,300 |  | $79,557,410 |

|  |  |  |  |
| --- | --- | --- | --- |
| **Assessed** |  |  |  |
|  | Land Value | Improvement Value | Total Value |
| Area 1 | $99,332,272 | $299,310,596 | $398,642,868 |
| Area 2  | $91,384,340 | $356,718,318 | $448,102,658 |
| Area 2 - State Avenue East Corridor | $1,001,661 | $4,419,787 | $5,421,448 |
| Area 2 - State Avenue West Corridor | $1,672,949 | $16,059,250 | $17,732,199 |
| Area 2 - Leavenworth Road Corridor | $1,090,560 | $4,155,133 | $5,245,693 |
| Area 3 | $3,344,318 | $10,580,852 | $13,925,170 |

1. **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.

1. **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.
* The addition of or rehabilitation of a mobile home is **not** eligible.
* Garages are eligible.
* An individual project cannot receive IRB or EDX.
* See the NRA criteria matrices in this section for terms.
1. **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 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

* Unlimited transfer of the original application during the term of the rebate.
* There is no application fee for single-family, duplex, and townhouse residential improvements (both new and rehabilitation.)

**Multi-family Structure Projects (New or Rehabilitation):**

* Subject to approval by the District Commissioner and At-Large Commissioner for proposed projects.
* 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.
* Unlimited transfer of the original application during the term of the rebate.
* Application fees for multi-family new construction, rehabilitation, and expansion:
1. All projects have a minimum fee of Five Hundred and 00/100 Dollars ($500.00).
2. The application fee is waived for Land Bank properties.
3. Application fees are non-refundable.

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.

**Tax Increment Financing (TIF):**

* NRA projects are ineligible within TIF districts.

##

## **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/RehabilitationMulti-family – New/RehabilitationHistorical Structures Owner/Rental –Rehabilitation Only | 15% assessed value15% assessed value5% assessed value | 95%95%100% | 101010 |
| 2  | Single-family detached, Duplex single-family attached, and Townhomes single-family attached (Owner Occupied), and Single Duplex - New / RehabilitationMulti-family – New/RehabilitationHistoric Structures Owner Occupied – Rehabilitation Only | 15% assessed value15% assessed value10% assessed value | 95%95%100% | 555 |
| 3 | Single-family detached, Duplex single-family attached, and Townhomes single-family attached (Owner Occupied), and Single Duplex - New/RehabilitationMulti-family – Rehabilitation OnlyHistoric Structures Owner Occupied – Rehabilitation Only | 15% assessed value15% assessed value15% assessed value | 95%95%100% | 555 |

1. **Commercial, Office, Industrial, Retail, and Mixed-Use 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 of the rebate.
* Application fees for Commercial, Office, Industrial, Retail, and Mixed-Use Improvements:
1. All projects have a minimum fee of One Thousand and 00/100 Dollars ($1,000.00).
2. The application fee is waived for Land Bank properties.
3. Application fees are non-refundable.
* 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).

## **NRA Commercial Criteria**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Area | Type of Investment | Minimum Value | Rebate | Yrs. |
| 1 | New/Rehabilitation/Expansion New/Rehabilitation/Expansion for Environmental Contamination Historic Rehabilitation | 15% assessed value15% assessed value15% assessed value | 95%95%100% | 101010 |
| 2  | New/Rehabilitation/Expansion New/Rehabilitation/Expansion for Environmental ContaminationHistoric Rehabilitation | 15% assessed value15% assessed value15% assessed value | 95%95%100% | 555 |
| 3 | New/Rehabilitation/ExpansionNew/Rehabilitation/Expansion for Environmental Contamination Historic Rehabilitation | 15% assessed value15% assessed value15% assessed value | 50%95%100% | 555 |

##

## **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.
* Unlimited transfer of the original application during the term of the rebate.
* Application fee is $2,000.00 and is non-refundable.
* 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 913-573-5440, 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 |

1. **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.

1. **Transfer of Ownership**

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

1. **Economic Development Staff Establishes Factors for Adjustments in NRA Base**
2. **Application Fees Waived for Land Bank Properties**
3. **The NRA Project Value Eligibility Is Based on the Market Value Increase After Completion of Projection *(as of the January 1 Valuation Date)***
4. **Economic Development Staff Checks Tax Delinquency Status**
5. **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, 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.

1. **Effective Date of NRA Plan Implementation**

The NRA Plan is effective from January 1, 2021 to December 31, 2025.

1. **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.
1. **Criteria for Determination of Eligibility**
2. Application must be submitted within 30 days of permit issuance, or, if no permit is required, within 30 days after construction has commenced.
3. To be eligible, an applicant cannot have delinquent property taxes on any property currently owned by the applicant in Wyandotte County.
4. Upon submission of the project application, the improvement/construction must be completed within 24 months of the date of submission, unless otherwise approved in writing by the Economic Development Director, or his or her designee.
5. 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.
6. The following documentation is required to accompany Part 2, Section A and B:

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

Pre-Construction -- The following required documentation must be submitted with the application within 30 days of permit issuance, or, if no permit is required, within 30 days of construction, renovation, or expansion commencing in order to be eligible for the NRA tax rebate:

* *If Applicable*, a copy of the building permit that shows the estimated project cost. In some cases, permits come in stages
* 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:
* 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.

Post-Construction -- Prior to receiving NRA tax rebate, the following required documentation must be submitted within 3 months of completion of the new construction/rehabilitation:

* A Certificate of Occupancy (CO) or an approved Final Inspection Slip signed by the Building Inspections Division of the Neighborhood Resource Center (NRC).
* Pictures of the completed improvement.
* Receipts or certification of construction expenses.
1. 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 on the increase in value to the property due solely to 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.
2. The improvements must conform to the Comprehensive Land Use Plan and Zoning Ordinance in effect at the time the improvements are made.
3. 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.
4. 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.
5. The NRA project value is based on the market value increase due to new improvements only *after* the project is 100% complete and does not include the land and existing building value.
6. **Unified Government Application for NRA Tax Rebate Sample Application**

See Exhibits C, D and E.

1. **Contents of Application for NRA Tax Rebate**

Part 1, Section A: General Information (See Exhibit C)

Part 2, Section A: Application (See Exhibit D)

Part 2, Section B: Status of Construction Completion (See Exhibit E)

1. **Application Procedure**
2. The application can be obtained on the Unified Government website at www.wycokck.org/economic/incentives.aspx, from the Economic Development Department (701 N. 7th Street, Suite 421) or the Building Inspections Division of the NRC (4953 State Ave), prior to or concurrent with a building permit.
3. Within 30 days of permit issuance for or, if a permit is not required, 30 days after the start of 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 within three months of completion prior to receiving the NRA tax rebate.
4. 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.
5. 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.
6. In Kansas, the effective date of appraisals for taxation purposes is January 1st. Therefore, the Wyandotte County Appraiser’s Office will establish the new valuation as of January 1, but only after the project is fully complete. 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.
7. 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.
8. Economic Development Department staff will notify the Appraiser’s Office of any new NRA applications and input the documentation for tracking.
9. Economic Development Department staff will notify the Finance Department of completed NRA tax rebates on an annual basis.
10. 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.
11. 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 **solely** on the improvements and the participating taxing jurisdictions. Therefore, it should be noted that the valuation subject to rebate will remain fixed for the term of the NRA, however the mill levy calculation is subject to change, which may impact the rebate amount.

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.
12. 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.
13. 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.
14. **Planning and Development Zoning and District Regulations**

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

1. **Capital Improvements Planned for the NRA Plan Areas (2020 – 2025)**

The 2020-2025 Proposed Capital Maintenance Improvement Program was adopted on

July 2, 2019.

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.

1. **Unified Government Tax Levy Schedule**

See Exhibit G.

1. **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.

1. **Exhibits**

Exhibit A Map of the NRA Plan Areas

Exhibit B Comprehensive Land Use and Zoning Ordinance

<http://online.encodeplus.com/regs/kansascity-ks/doc-viewer.aspx#secid-1>

Exhibit C NRA Application, Part 1, Section A: *General Information*

Exhibit D NRA Application, Part 2, Section A: *NRA Application*

Exhibit E NRA Application, Part 2, Section B: *Status of Construction Completion*

Exhibit F Certification of Transfer of Deed for NRA Program

Exhibit G Unified Government Tax Levy Schedule

Exhibit H NRA Project Area Legal Description

**Exhibit A Map of the NRA Plan Areas**



**Exhibit B Comprehensive Land Use and Zoning Ordinance**

[**http://online.encodeplus.com/regs/kansascity-ks/doc-viewer.aspx#secid-1**](http://online.encodeplus.com/regs/kansascity-ks/doc-viewer.aspx#secid-1)

**Exhibit C NRA Application, Part 1, Section A: *General Information***

The applicant is responsible for the following (as applicable) information and documentation when submitting the NRA application:

* 1. Application information
	2. Property Area, Type, and Use
	3. Improvement
	4. Building Permits
	5. Construction Timeline
	6. Demolition of Structures
	7. Tax Credits
	8. Application Fee
	9. Utilization of Local, Minority, or Woman Owned Business Enterprise
	10. Historic Designation
	11. Pre and Post Construction, Renovation, or Expansion Requirements
	12. Applicant Signature and Date

**Exhibit D NRA Application, Part 2, Section A: *NRA Application***

Date

Applicant’s Name\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Phone: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Email Address \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Applicant’s mailing address \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Owner’s name \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Phone: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Owners Mailing address \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Project property address \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Are you the owner of the property? Yes ⃝ No ⃝

Are you the developer? Yes ⃝ No ⃝

Developer’s name \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Company \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Phone (\_\_\_\_) \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Check if there are 20 or less Full Time Employees ⃝

Parcel Identification Number: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_School District: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

(Take Parcel ID number and legal description from your tax statement or call the Unified Government Clerk at 573-2874)

Legal Description of Parcel: (Use additional sheets if necessary)

## **Property Area, Type, and Use** (check all that apply)

1. The Project is in: (Refer to Map)

Area 1 ⃝

 Area 2 ⃝

Area 2 East–State Avenue East Corridor ⃝

 Area 2 East–State Avenue West Corridor ⃝

 Area 2 East–Leavenworth Road Corridor ⃝

 Area 3 ⃝

1. The Special Project Area is:

Retail ⃝, Environmentally Contaminated ⃝, Historic ⃝

1. The Project is: New Construction ⃝, Renovation ⃝, Expansion ⃝

1. The Project is: Residential ⃝, Commercial ⃝, Office ⃝, Industrial ⃝, Retail ⃝, Historic ⃝, Environmentally Contaminated ⃝

1. End use will be: Owner Occupied ⃝, Rental ⃝, Leased ⃝

## **Improvements**

Describe the Improvements (Be specific):

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

|  |  |
| --- | --- |
|  |  |
| **Building Permit**Estimated cost of improvement: $\_\_\_\_\_\_\_\_\_\_\_\_\_ Building permit value: $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**Construction Timeline**Construction commences on \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Projected Date of competition\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (estimate)**Demolition of Structure(s)**List buildings to be demolished: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (Use another sheet of paper if needed) |  |

If demolishing residential structures complete the following:

* Number of dwelling units: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_(List tenants if known occupying the building when purchased, or present tenants and note the date of occupancy or relocation. If needed, use a separate sheet of paper and attach it to this application)
* Demolition-permit number: (Attach copy of permit):

## **Tax Credits**

Are you planning on applying for any tax credits? Yes ⃝ No ⃝

Which type of tax credits? \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

## **Application Fee**

An application fee of $500.00 is required for all multi-family projects.

An application fee of $1,000.00 is required for commercial, industrial, office, retail, historical, and environmentally contaminated projects.

If the project is in a Special Projects Area and the construction cost is over $3 million, the application fee is $2,000.00.

Make checks out to the Unified Government Treasurer.

**Utilization of Local, Minority, and Women Owned Business Enterprise**

 Yes ⃝ No ⃝ (Applicant will contact the UG Contract Compliance Department 913-573-5440 for goals)

**Historic Designation**

 Yes ⃝ No ⃝ (Please attach proof of Historic State and or Federal designation)

## **Pre and Post Construction, Renovation, or Expansion Requirements**

The following required documentation must be submitted with the application at time of application or within 30 days of construction, renovation, or expansion to be eligible for the NRA tax rebate program:

* 1. *If applicable*, A copy of the building permit that shows the estimated cost (not the placard that is posted on site)
1. In some cases, permits are in stages
2. All permits must be submitted
	1. Application fee (*if applicable)*
	2. Pre-pictures of proposed interior/exterior improvement areas
	3. A picture of the property with address (*if an existing structure)*
	4. An aerial map showing the parcel/property
	5. Plans/Renderings:
	6. Residential new - house plans
	7. Residential renovation/addition – project renderings-this can be what was submitted to Building Inspections Department
	8. Commercial new – architectural front elevation drawing
	9. Commercial renovation/expansion – interior/exterior project renderings – this can be what was submitted to Building Inspections Department
	10. A list of improvement cost or improvement bid estimates

**Prior to receiving a rebate, the following required post-construction documents must be submitted within 3 months of project completion:**

1. Certificate of Occupancy (CO) or approved Final Inspection Slip issued by the Building Inspections Division of NRC
2. Pictures of the completed improvements
3. Receipts or certification of construction expenses

## **Applicant Signature and Date**

Submitted By: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 *(Print Name)*

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 *(Signature)*

DO NOT WRITE BELOW THIS LINE - *FOR OFFICE USE ONLY*

## Staff Review of Application

Date application came into this office: , 20

Application completed in full and all documentation is attached: Yes ⃝ No ⃝

Comments: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Accept ⃝ Reject ⃝

Authorized Signature\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Exhibit E NRA Application, Part 2, Section B: *Status of Construction Completion***

Prior to December 1, following commencement of construction 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 Neighborhood Revitalization Tax application, indicating the anticipated status of the project as of the following January 1 to the Economic Development Department Attention: NRA Program, at 701 North 7th Street Room 421 Kansas City, KS 66101.

Applicant’s Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Property Address: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Parcel ID Number: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Status of Construction Completion**:

⃝ Incomplete project as of January 1 following commencement

⃝ Completed project as of January 1 following commencement

**Exhibit F** **Certification of Transfer of Deed for NRA Program**

Developer Name/Builder Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_.

This is to certify that Parcel Number \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, commonly known as \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Kansas City, Kansas, 66\_\_\_\_\_\_\_\_, where an

existing structure was renovated ⃝, or built a new structure ⃝, and was sold to the new owners:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

on the \_\_\_\_\_\_\_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, 20\_\_\_\_\_\_\_\_.

The deed has been recorded at the Register of Deeds office on the \_\_\_\_\_\_\_day of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ 20\_\_\_\_\_\_. Document Number \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

By: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

*(Print Name)*

 \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 *(Signature) (Date)*

Please return completed form to:

*Unified Government – Department of Economic Development*

*Attention: NRA Program Staff*

*701 North 7th Street, Suite 421*

*Kansas City, Kansas 66101*

To: Unified Government Appraiser

 Unified Government Treasurer

FROM: Unified Government Economic Development Department

This certification from the Developer/ Builder indicates that the NRA eligible structure was sold/transferred to the new owner on the date above.

Pursuant to the terms of the NRA Plan please transfer the Property Tax Rebate to the new owner effective on the date the deed was recorded.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

*Economic Development Department Staff Title*

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, 20 \_\_\_\_\_\_ *Date*

**Exhibit G Unified Government Tax Levy Schedule**

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