

**CITY OF HAYS  
NEIGHBORHOOD REVITALIZATION PLAN**

**Revised June 2017**

**Table of Contents**

	<u>Page</u>
<b>Purpose and Factual Findings .....</b>	<b>1</b>
Part 1      Legal Description of Neighborhood Revitalization Area, Area Boundary Map .....	1-3
Part 2      Assessed Valuation of Real Property.....	4
Part 3      Listing of Owners of Record in Area .....	4
Part 4      Zoning Classifications and District Map Land Use Map.....	4
Part 5      Capital Improvements Planned for the Area .....	5
Part 6      Criteria for Determination of Eligibility and Rebate Formula .....	5-6
Part 7      Application for Tax Rebate.....	7-9
Part 8      Application Procedure.....	10-11

## **Purpose and Factual Findings**

The City of Hays proposes amending the Neighborhood Revitalization Area to include developed properties in Hays as of 1965. The reason for selecting that year is the area in question is at least 50 years old and is an area that is already transitioning to rental housing. The intention with this program is to encourage healthy owner occupied single family housing throughout proposed area.

This plan is intended to promote the revitalization and development of the City of Hays. The City seeks to stimulate new construction and the rehabilitation, conservation or redevelopment of existing properties in the neighborhood revitalization area. An added goal is to promote redevelopment while protecting the public health, safety or welfare of the residents of the City of Hays. Participants will be provided certain incentives, which include tax rebates.

In accordance with the provisions of K.S.A. 12-17,114 *et seq.*, the City Commission held a public hearing and considered the existing conditions and alternatives with respect to the designated area. The City Commission also considered criteria and standards for a tax rebate and the necessity for interlocal cooperation among the taxing units. Accordingly, the Commission has carefully reviewed, evaluated and determined the Area meets one or more of the conditions to be designated as a “neighborhood revitalization area”.

### **Part 1: Legal Description of Neighborhood Revitalization Area**

That portion of the City of Hays described as follows:

Beginning at the northwest corner of Section 33, Township 13 South, Range 18 West of the 6th Principal Meridian, Ellis County, Kansas, said point being the center of the intersection of 27th Street and Hall Street; thence southerly along the centerline of Hall Street to the center of the intersection of Hall Street, 12th Street and Elm Street; thence southwesterly along the centerline of Elm Street to the center of the intersection of Elm Street and 8th Street; thence northwesterly along the centerline of 8th Street to the center of the intersection of 8th Street and Park Street; thence southwesterly along the centerline of Park Street extended to the center of Big Creek; thence southeasterly to the center of the intersection of Elm Street and Lewis Drive; thence southeasterly along the centerline of Elm Street to the center of the intersection of Elm Street, Ash Street and 1st Street; thence southeasterly along the centerline of 1st Street to the center of the intersection of 1st Street and Main Street; thence southwesterly along the centerline of Main Street to the center of the intersection of Main Street and U.S. Highway 183 Alternate; thence easterly along the center of U.S. Highway 183 Alternate to the center of the intersection of U.S. Highway 183 Alternate and Vine Street (U.S. Highway 183),

said point also being a point on the east line of Section 4, Township 14 South, Range 18 West; thence northerly along the centerline of Vine Street, said line also being the east line of said Section 4, to the center of the intersection of Vine Street and 13th Street, said point also being the northeast corner of said Section 4 and the southwest corner of Section 34, Township 13 South, Range 18 West; thence easterly along the centerline of 13th Street, said line also being the south line of said Section 34, to the center of the intersection of 13th Street and Haney Drive; thence northerly along the centerline of Haney Drive to the center of the intersection of Haney Drive and 22nd Street; thence westerly along the centerline of 22nd Street to the center of the intersection of 22nd Street and Centennial Boulevard; thence northerly along the centerline of Centennial Boulevard to the center of the intersection of Centennial Boulevard and Indian Trail; thence northerly along the centerline of Indian Trail to the center of the intersection of Indian Trail and 27th Street, said point also being a point on the north line of said Section 34; thence westerly along the centerline of 27th Street, said line also being the north line of said Section 34, to the center of the intersection of 27th Street and Vine Street, said point also being the common corner to Sections 27, 28, 33 and 34, Township 13 South, Range 18 West; thence northerly along the centerline of Vine Street, said line also being the east line of said Section 28, to the center of the intersection of Vine Street and 33rd Street, said point also being the northeast corner of the Southeast Quarter of said Section 28; thence westerly along the north line of the Southeast Quarter of said Section 28, to the center of the intersection of 33rd Street and Willow Street; thence southerly along the centerline of Willow Street to the center of the intersection of Willow Street and 27th Street, said point also being on the north line of said Section 33; thence westerly along the centerline of 27th Street, said line also being the north line of said Section 33, to the center of the intersection of 27th Street and Hall Street, and the point of beginning.



**Part 2: Assessed Valuation of Real Property**

The assessed valuation of taxable real estate within the designated area is \$644,777,390.

**Part 3: Listing of Owners of Record in Area**

Each owner of record of each parcel of land within the Neighborhood Revitalization area along with its corresponding address and is on file in the Ellis County Appraiser's Office.

**Part 4: Zoning Classification, District Boundaries, and Land Use Maps**

Maps indicating the existing zoning classifications, district boundaries, and the existing and proposed land uses can be viewed on the City of Hays/Ellis County GIS site at <http://www.geodataportal.net/> or at the City of Hays Public Works office.

**Part 5: Capital Improvements Planned for the Area**

The City completed a pavement condition assessment in fall of 2016 and will plan maintenance activities based on the final report. Likewise, the City is doing ongoing observation of sewer main condition and cleaning or upgrading sewer and water mains as needed.

**Part 6: Criteria for Determination of Eligibility and Rebate Formula**

Criteria for Determination of Eligibility

- (A) "Structure" means any building, wall or other structure, including the building and improvements to existing structures and fixtures assimilated and attached to the real estate.
- (B) The Neighborhood Revitalization Plan shall continue indefinitely, until and unless it is terminated or modified as provided by law by one or more of the three taxing entities (City, County, or USD 489 School District).
- (C) Only commercial properties, single family homes, and purpose built multi-family housing will be allowed into the program.
- (D) A minimum investment of \$25,000 for residential improvements or \$50,000 for commercial properties is required for program eligibility. Cost estimates of the proposed investment must be submitted with the application.

- (E) Improvements and new construction must conform to all applicable building/fire codes, rules, and regulations in effect at the time the improvements are made and if applicable, the project must be issued a building permit. If the owner/developer fails to conform to this section, the rebate application may be terminated.
- (F) Any property tax-payer who is delinquent on any tax payment and/or special assessment may not be eligible for the current rebate or future rebate. Tax payment deadlines are December 20 (first half) and May 10 (second half). If tax payment is not received by December 31 for first half and May 15 for second half, the current year rebate will no longer be eligible to be received and will be forfeited. If prior year taxes are due, they must be paid before a property is eligible to receive the current year rebate and future year rebates.
- (G) Only one application will be allowed per project.
- (H) A multi-year project shall only be allowed if approved at the time of application as a phased project.
- (I) Tax rebate will be based on the increase of appraised value on January 1 the year after completion. That fixed dollar differential will be the incremental difference used for calculating the tax rebate for the entire 10 years; however the County Appraiser has the right to adjust the tax rebate amount if, due to certain circumstances, the rebate amount is higher than the tax amount established from a revised evaluation, such as may happen upon a tax or valuation appeal.
- (J) Tax rebate transfers with ownership of the property.
- (K) Applications must be submitted and approved prior to commencement of any construction on a project.
- (L) Construction must be completed in one year from date of permit. Extensions beyond that period will be considered on a case by case basis by the County Appraiser.
- (M) All projects must receive a "Certificate of Compatibility" issued by City Staff prior to the County Appraiser accepting the tax rebate application.
- (N) Project improvements shall be 100% complete prior to the first tax rebate payment being paid by the County.
- (O) Any appeals will be to the City Commission and must follow established rules and regulations for an appeal.

## CRITERIA FOR RESIDENTIAL AND COMMERCIAL PROPERTY REBATE

### **RESIDENTIAL REBATE:**

#### **Criteria:**

- **\$25,000** Minimum investment for residential improvements

#### **Rebate Formula:**

- **65%** of increased taxes (based on assessed value after improvements) paid in the first year after completion of construction and each year thereafter for 10 years.

### **COMMERCIAL REBATE:**

#### **Criteria:**

- **\$50,000** Minimum investment for commercial improvements

#### **Rebate Formula:**

- **95%** of increased taxes (based on assessed value after improvements) paid in the first year after completion of construction and each year thereafter for 10 years.

### **Residential AND Commercial:**

- 5% of the increased tax bill will be withheld annually by the County, for administration of the plan.
- Properties on the National or Kansas Historical Registry will be eligible for a 100% rebate.
- A \$100.00 up-front, non-refundable application fee will be charged to cover administration and processing of the application.





**Part 2**

**Application for Tax Rebate under the City of Hays  
Neighborhood Revitalization Plan**

**COMMENCEMENT OF CONSTRUCTION**

Construction Estimated to Begin On: \_\_\_\_\_ Building Permit No: \_\_\_\_\_  
(Where applicable)

Estimated Date of Completion of Construction: \_\_\_\_\_

By: \_\_\_\_\_ Date: \_\_\_\_\_  
(Applicant's Signature)

---

**Part 3**

**APPLICATION FOR TAX REBATE  
STATUS OF CONSTRUCTION/COMPLETION**

\_\_\_\_\_ Project incomplete as of January 1, following commencement.

\_\_\_\_\_ Project complete as of January 1, following commencement.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
(Applicant)

**FOR COUNTY APPRAISER'S USE ONLY**

The Above Improvements:

\_\_\_\_\_ Meets the \$25000 Minimum Investment for Residential Property  
\_\_\_\_\_ Does Not Meet the \$25000 Minimum Investment for Residential Property

\_\_\_\_\_ Meets the \$50,000 Minimum for Commercial Property  
\_\_\_\_\_ Does Not Meet the \$50,000 Investment for Commercial Property

By: \_\_\_\_\_ Date: \_\_\_\_\_  
(Ellis County Appraiser's Office)

---

**FOR COUNTY CLERK'S OFFICE USE ONLY**

As of \_\_\_\_\_, 20\_\_\_\_, Taxes on This Parcel: Are Current/Are Not Current.

By: \_\_\_\_\_ Date: \_\_\_\_\_  
(Ellis County Clerk's Office)

**Part 8: Application Procedure**

1. Applications for Tax Rebate under the City of Hays Neighborhood Revitalization Plan are available at the Public Works Office, 1002 Vine, Hays, KS. The Superintendent of Planning, Inspection and Enforcement is the contact person.

Complete Part 1 of the application within 60 days of building permit issuance on any improvement or new construction for which a tax rebate will be requested and set a meeting with the Planning, Inspection and Enforcement Superintendent.

2. City staff will review the application and forward the approved application to the County Appraiser for further review and approval.
3. If an application is denied for any reason, the applicant may appeal the decision of the City or the County to the City Commission.
4. After approval, Part 1 of the application must be filed with the County Appraiser's Office, with a nonrefundable \$100.00 application fee.
5. The County Appraiser's Office will return a copy of Part 1 to the applicant within fifteen (15) working days, indicating approval or denial of the project.
6. For any improvement that is only partially completed as of January 1, following the commencement of construction:
  - a. The owner-applicant shall file Part 3 of the application with the County Appraiser indicating the status of construction on January 1. Part 3 shall be filed on or before December 15, preceding the commencement of the tax rebate period.
7. For any improvement that is completed on or before January 1, following the commencement of construction:
  - a. The owner-applicant shall file Part 3 of the application with the County Appraiser on or before December 15, preceding commencement of the tax rebate period, certifying the completion of construction.
8. Upon completion, the County Appraiser shall conduct an on-site inspection of the construction project (improvement, rehabilitation, or new) and determine the new valuation of the real estate accordingly, which may include an interior inspection if the appraiser deems it necessary. The valuation is then reported per K.S.A. 79-1466. The tax records may be revised.

9. Upon filing of Part 3, and the determination of the new valuation of said real estate, the form will be filed with the County Clerk and the County Appraiser certifying the project is in compliance with the eligibility requirements for a tax rebate and shall notify the owner-applicant immediately.
  
10. **Upon payment in full of the real estate tax** for the subject property for the initial and each succeeding year period extending through the specified rebate period, and within a thirty (30) day period following the date of tax distribution by Ellis County to the other taxing units, a tax rebate in the amount of the tax increment (less an administrative fee as specified in the Interlocal Agreement) shall be made to the owner. The tax rebate shall be made by the County Treasurer's Office of Ellis County through the Neighborhood Revitalization Fund established in conjunction with the other taxing units participating in an Interlocal Agreement. A periodic report from Ellis County shall be made available upon request to the local taxing units.