

CITY OF HUMBOLDT
NEIGHBORHOOD
REVITALIZATION PLAN

FEBRUARY 1, 2022

RESIDENTIAL
COMMERCIAL AND INDUSTRIAL

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The Neighborhood Revitalization Plan will be reviewed by the City Council every three years at which time modifications to the program may be considered.

**CITY OF HUMBOLDT
NEIGHBORHOOD REVITALIZATION
TAX REBATE PROGRAM**

This plan is intended to promote the revitalization and development of the City of Humboldt by stimulating new construction and rehabilitation, conservation or redevelopment of residential, commercial and industrial properties. This revitalization will promote the prosperity of our City by protecting the health, safety and welfare of the citizens by offering tax rebates as incentives for investments in rehabilitating our community. More specifically, certain incentives will be used for the acquisition and/or removal of abandoned structures and a tax rebate incentive will be available for certain improvements.

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

DISCLAIMER

In the event the county experiences a natural disaster, as determined by the governing body, This plan shall utilize the value of the property on January 1 prior to said disaster for the appraised value prior to revitalization efforts.

SECTION I

**GENERAL PROGRAM CRITERIA
AND
ELIGIBILITY REQUIREMENTS**

- A. It is important to note that not all improvements are eligible for consideration under this plan. “Structure” means any building, wall or other structure, including the building and improvements to existing structures and fixtures permanently assimilated to the real estate. Improvements that are not eligible for this plan include but are not limited to:

Non-real estate items, sprinkling systems, fences, landscaping, gazebos, garden type structures, patios, hot tubs, swimming pools, irrigation wells and equipment both agriculture and residential.

- B. There will be a three (3) year application period beginning February 1, 2022 ending January 31, 2025. At the end of the three (3) years, the taxing entities will review the plan and determine its continuation. Those approved during the three (3) year period will continue to receive the tax rebate up to the maximum number of years they qualified for as listed in

section VIII of this plan. The City governing body reserves the right to make adjustments to the program at any time.

- C. Construction of an improvement must have commenced on or after February 1, 2022 as documented by the City of Humboldt building permit. Applications will not be processed until approval has been received on the inter-local agreement from the Attorney General's office.

Exception and Special Consideration: Applications otherwise properly completed and submitted during the period of six (6) months prior to plan date will be deemed eligible.

- D. An application for a rebate must be filed within sixty (60) calendar days of the issuance of the building permit, except the City Council may extend this period for up to one year if deemed appropriate.
- E. There must be a minimum increase in appraised value of \$3,000 for residential and \$5,000 for commercial and industrial properties as determined by the Allen County Assessor and documented accordingly on the respective building permit.
- F. New as well as existing improvements on property must conform to all local, state and federal codes, rules and regulations in effect at the time the improvements are made and shall remain in conformance for the duration of the rebate period or rebate shall be terminated.
- G. Any property owner that is currently delinquent in any tax payment or special assessment to Allen County or the City of Humboldt shall not be eligible for a rebate until such time as all taxes, bills and assessments have been paid. If at any time in future years, the property owner becomes delinquent the property tax rebate will not be given for the year or years in which the taxes are delinquent.
- H. Qualified improvements on new construction eligible for tax rebates under Neighborhood Revitalization Plan may submit only one application per project.
- I. Tax rebates are subject to the approval of each taxing unit. Contact the Allen County Clerk for taxing units who have adopted the Tax Rebate Program of the Neighborhood Revitalization Plan. A tax rebate will be based on the increase in assessed value following the first full year of completion.
- J. Tax rebates transfer with ownership of the qualifying property. The tax rebate period does not change, and the termination of the rebate is still calculated based on the original application date and not on the date of the new transfer of ownership. If a property is sold the rebate is paid to the person who paid the initial tax.
- K. Tax rebate will be made as provided in Section X (7).
- L. In any given year (1 through 10), the rebate paid will be based upon the lesser of the increase in assessed value from the first year, or the value as assessed in the currently year.

- M. Construction must be completed within one year of the application date for the tax rebate. A one-year extension may be allowed by the City Council under certain circumstances.
- N. No application will be considered for an improvement for which an unresolved tax protest has been file.
- O. If future year values are protested, the property owner shall take the lesser of the two values for the purpose of this program, i.e. the rebate from this program or the abated value as granted by the Board of Tax Appeals.
- P. Property eligible for tax incentives under any program adopted pursuant to statutory or constitutional authority shall be eligible to submit an application.
- Q. Any rebate granted for a property class will be nullified if the property owner changes the property classification, i.e. from the residential to the commercial classification.

SECTION II

THE NEIGHBORHOOD REVITALIZATION AREA

The Revitalization District shall include the entire area within the City of Humboldt, in Allen County, Kansas.

SECTION III

ASSESSED VALUATION OF LAND AND BUILDINGS WITHIN AREA

The year 2021 existing appraised valuation on parcels of real estate in the proposed Neighborhood Revitalization area is \$10,399,834.

SECTION IV

LISTING OF OWNERS OF RECORD IN AREA

The names and addresses of owners of record of real estate within the area are on file in the Allen County Appraiser's office.

SECTION V

EXISTING ZONING AND LAND USE

A zoning map, a list of zoning districts for the area and existing land use map are on file in the City Clerk's office at City Hall, 725 Bridge Street.

SECTION VI

CAPITAL IMPROVEMENT PLANNED FOR THE AREA

Capital improvements to the designated areas may include reclamation and chip seal, mill and overlay, curb and gutter, sidewalk replacement and or installation and possible updating of utility infrastructure.

SECTION VII

PROPERTIES ELIGIBLE FOR TAX REBATE

A. Residential Property

1. Rehabilitation, alterations and additions to any existing residential structure, including the alteration of a single-family home into a multifamily dwelling shall be eligible. Rental property is eligible. Mobile homes are not eligible.
2. Construction of new residential structures, including the conversion of all or part of a non-residential structure into a residential structure shall be eligible.
3. Improvements to existing or construction of new residential accessory structures such as garages, storage buildings and workshops are eligible while swimming pools, hot tubs, etc. shall not be eligible.
4. Eligible residential property may be located anywhere in the neighborhood revitalization area.

B. Commercial/Industrial Property

1. Rehabilitation, alterations and additions to any existing commercial structure used for retail, office, manufacturing, warehousing, institutional or other commercial or industrial purposes shall be eligible.
2. Construction of new commercial structures, including the conversion of all or part of a non-commercial structure into a commercial structure, used for retail, office, manufacturing, warehousing, institutional or other commercial or industrial purposes shall be eligible. Improvements to existing or construction of new structures used for public utility or railroad purposes shall not be eligible.
3. Commercial or industrial property may be located anywhere in the neighborhood revitalization area and must be properly zoned to be eligible.

SECTION VIII

TAX REBATE PROGRAM SCHEDULE

RESIDENTIAL, COMMERCIAL AND INDUSTRIAL PROPERTIES LOCATED IN TARGET AREAS

1 st Year	100% rebate on increase in appraised valuation
2 nd Year	100% rebate on increase in appraised valuation
3 rd Year	100% rebate on increase in appraised valuation
4 th Year	100% rebate on increase in appraised valuation
5 th Year	100% rebate on increase in appraised valuation
6 th Year	100% rebate on increase in appraised valuation
7 th Year	80% rebate on increase in appraised valuation
8 th Year	60% rebate on increase in appraised valuation
9 th Year	40% rebate on increase in appraised valuation
10 th Year	20% rebate on increase in appraised valuation

*A \$25.00 application fee will be charged to cover the appraiser's office time and administration of initial application.

*5% of each rebate will be retained by Allen County to cover the annual administration costs of administering the program.

*Shall include the rehabilitation of existing structures and/or additions to existing structures and new construction.

SECTION IX

CONTENTS OF APPLICATION FOR TAX REBATE

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

1. Owner's Name
2. Owner's mailing address.
3. Owner's daytime telephone number.
4. Address of property.
5. Legal description of property.
6. Parcel identification number.
7. Existing use of property.
8. Proposed improvements.
9. Age of principal building(s).
10. Occupancy status during last five years.
11. Building proposed to be or actually demolished.
12. Proposed improvements.
13. Estimated cost of improvements.
14. Date construction started.
15. Estimated date of completion of construction.
16. County Appraiser's statement of existing assessed valuation of improvements.

SECTION X

PROCEDURES TO SUBMIT APPLICATION

1. The applicant shall obtain an "Application for Tax Rebate" form from the City Clerk's office at City Hall, 725 Bridge Street, when obtaining a building permit.
2. The applicant shall complete and sign Part I of the application and file the original with the City Clerk's office within sixty (60) calendar days following the issuance of the building permit.
3. The City Clerk's office shall forward the application along with a complete set of plans to the Allen County Appraiser's office for determination of the existing assessed valuation of the improvements.
4. Upon completion by the County Appraiser's office the Appraiser's office will return the application to the applicant. The applicant shall certify the status of the improvement project as of January 1 following the commencement of the construction by completing and signing Part II of the application. The applicant shall file the application with the Appraiser's office on or before May 31 preceding the commencement of the tax rebate period. A rebate period begins after January 1 of the year the applicant has completed 100% of the improvements. Example: for a project completed October 2022, the rebate

period would begin on January 1, 2023, with the rebate provided for the tax payment due by December 20, 2023.

5. The County Appraiser shall conduct an on-site inspection of the construction project and determine the new valuation of the real estate as of January 1 and shall complete his/her portion of the application and report the new valuation to the County Clerk by June 1. The tax records on the project shall be revised by the County Clerk's office.
6. Upon determination by the County Appraiser's office that the improvements meet the percentage test for rebate, determination by the County Treasurer's office that the taxes and assessments on the property are not delinquent and determination by the City Clerk's office that the project meets the requirements for a tax rebate, the County Appraiser's office shall notify the applicant and the County Treasurer's office of the rebate percentage due each year of the rebate period.
7. Upon full payment of the real estate tax for the subject property for the initial and each succeeding tax year extending through the specified rebate period, a tax rebate shall be made to the applicant. The tax rebate shall be made within thirty (30) days from the distribution dates of January 20th and June 5th. The tax rebate shall be made from the Neighborhood Revitalization Fund established by Allen County in conjunction with the other taxing units participating in the Interlocal Agreement. The County Treasurer's office shall make periodic reports on the tax rebate program to the governing bodies of the participating taxing units.

**NEIGHBORHOOD REVITALIZATION PROGRAM
APPLICATION FOR TAX REBATE**

City of Humboldt

Please print all information with the exception of signatures.

Owner's name: _____ Phone number: _____

Owner's mailing address: _____

Address of property: _____ School district: _____

Parcel Identification Number: _____

(Take from your tax statement or call County Appraiser's Office)

Legal description of property: _____

Property type (Check one): Residential Commercial/Industrial

Current property use: _____ Proposed property use: _____

Age of principal building(s): _____

Occupancy status during last 5 years: _____

List buildings to be or actually demolished:

List of proposed improvements:

(Be specific – use additional sheets, if necessary.)

Total cost of improvements: \$ _____ Actual Estimated

Construction to begin on _____ Building permit no. _____

Date of Completion: _____ Actual Estimated

By: _____ Date: _____

(Property owner's signature)

For County Appraiser's Use Only

As of _____ Land \$ _____
the assessed valuation of this property is: Improvements \$ _____
Total \$ _____

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

For County Appraiser's Use Only

The improvements made to this property [] do [] do not meet the required increase in assessed valuation (\$3,000 for Residential or \$5,000 for Commercial/Industrial).

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

For County Treasurer's Use Only

As of _____ taxes and special assessments on this parcel of property [] are [] are not delinquent.

By: _____ Date: _____
(County Treasurer's Office)

For City Clerk's Use Only

As of _____ utility account on this parcel of property [] are [] are not delinquent.

By: _____ Date: _____
(City Clerk's Office)

For City Planning and Development's Use Only

The above application [] is [] is not in conformance with the requirements of the City of Humboldt Neighborhood Revitalization Program.

Reason not in conformance: _____

By: _____ Date: _____
(City Planning and Development Office)