

Exhibit A
City of Douglass
Neighborhood Revitalization Plan

PURPOSE:

This plan is intended to promote the revitalization and development of certain areas within the City of Douglass, in order to protect the public health, safety, and welfare of the residents of the City. More specifically, the City will offer property tax rebates for certain improvements or renovation of property within the designated areas in accordance with the provisions of K.S.A. 12-17, 114 et seq.

CRITERIA FOR DETERMINATION OF ELIGIBILITY

- I. Real property is eligible, including residential and all commercial types.
 - A. All real property and improvements in the designated areas within the City of Douglass are eligible. Maps and legal descriptions of the Neighborhood Revitalization areas are available at Douglass City Hall.
 - B. Owners wishing to rehabilitate¹, add to existing buildings, or construct new buildings are eligible to apply for revitalization under this plan. Only one building permit will be required for each application.
 - C. Condemned properties (as determined by the City's Enforcing Officer and approved by the City Council) and any future properties that qualify for a City of Douglass rehabilitation/grant program are eligible. These properties must qualify through a description of blight, health, or safety issues or grant programs as established by the City of Douglass.
- II. Criteria to be used by City Staff to determine specific real property eligible for revitalization and property tax rebate are as follows:
 - A. Construction or improvement must have begun on or after January 1, 2013, the effective date of this plan, provided, however, no application will be processed until approval has been received on the interlocal agreement from the Attorney General's Office
 - B. Must be a minimum increase of at least 10% (or \$5000)* of the assessed valuation as determined by the County Appraiser for

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residential, and 15% (or \$10,000)* for commercial/industrial.
Maximum of ten years and a 95% rebate. *Whichever is higher.

- C.** New as well as existing improvements on property must conform with all code rules and regulations in effect at the time improvements are made. **Permits must be approved before the commencement of construction.**

- D.** Applicants are not allowed to “phase-in” improvements. Additional increases in valuation to the property shall not be considered in the rebate calculation after the original improvement value is established by the County Appraiser. Construction must be on one parcel at one time. Parcels are determined by CAMA number.

- E.** Any property that is delinquent in payment to Butler County of any real estate tax and/or special assessment at the time of application will forfeit admission into the program.

- F.** Any property that is delinquent in payment to Butler County of real estate tax and/or special assessment will forfeit any current and future rebates; however, the City of Douglass, at their sole discretion, may reinstate any NRP property one time after being delinquent on the above mentioned taxes or assessments during the life of the property’s participation in the NRP program. No property shall be granted such consideration for reinstatement if it was disqualified prior to January 1, 2013 or has previously been granted this allowance.

- G.** If the property that has been approved for a tax rebate is sold, the rebate remains in effect and will transfer to the new property owner.

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