

BEFORE THE BOARD OF COUNTY COMMISSIONERS
OF NORTON COUNTY, KANSAS.

IN THE MATTER OF THE ADOPTION OF A
NEIGHBORHOOD REVITALIZATION PLAN

REVITALIZATION PLAN

The Board of County Commissioners of Norton County, Kansas, (herein sometimes called "Governing Body") pursuant to the Kansas Neighborhood Revitalization Act, K.S.A. 12-17, 114 et. seq. does hereby adopt a Neighborhood Revitalization Plan (herein sometimes called "Plan") for the County of Norton as follows:

FINDINGS

Pursuant to K.S.A. 12-17, 116, the Governing Body FINDS:

1. Norton County currently suffers from periodic stressed economic conditions as evidenced by the following:
 - (a) Norton County incomes are significantly below statewide averages. The average per capita money income for Norton County in 2022 was \$28,514, with the state and national averages being \$38,108 and \$41,261 respectively. The median household income in 2021 for Norton County averaged \$49,304 whereas the state and national averages exceeded \$73,000. In 2022, an estimated 877 individuals, or 16.1% of our Norton County population, earned incomes below the poverty level. (US Census Bureau)
 - (b) Norton County's population growth is below state and national norms and has actually dropped 6.4%, from 5,651 to 5,301 between 2010 and 2020, according to the latest U.S. Census figures. The State of Kansas grew by over 3 percent during the same period. Norton County ranks 64th in population out of 105 counties. Since 1980, the population of Norton County has fallen by over 1,388 people or 21.0%.
 - (c) The median age of Norton County residents is 43.4 years, ranking the County 59th in the state. Nearly 20.3 percent of the population of Norton County is 65 years of age or older. With nearly one-fourth of the population not in the labor force and living on fixed incomes, renovating and rehabilitating existing housing is difficult.
 - (d) Coupling the aging population with the out-migration of youth to urban areas poses problems for future income earnings and leadership in the County. If this trend continues, either tax rates must increase, or cutbacks will be made to public services. The County's most glaring challenge is the potential inability of the tax base to support the levels of governmental services residents have come to expect and are essentially needed.

- (e) The number of housing units has decreased from 2,983 in 1980 to 2,461 in 2022. The number of households has decreased from 2,589 in 1980 to 1,881 in 2022. The median value of an owner occupied home in Norton County is \$98,800, well below the \$189,300 level for the State of Kansas. (US Census Bureau)
- (f) The tangible assessed valuation per capita for Norton County in 2005 was \$11,979, ranking the county 73rd of 105 counties in Kansas.
- (g) Numerous circumstances account for the challenging economic conditions in Norton County. A continuing decline in the number of farms, as well as the periodically depressed farm economy, has continued to cause a decline in retail sales. The resulting drop in enrollment at the area schools has forced school boards to increase taxes to make up for the lost state aid. This increase in taxes has limited many people from renovating existing housing or making needed improvements to property.

The County has also suffered from the continued out-migration of our youth to the more urban areas. This has had a negative effect on the number of available employees and the future leadership of the County.

2. Notice of hearing on this Plan has been given pursuant to K.S.A., 12-17,117(c) by publication in the Norton Telegram, official county newspaper, on the dates published, and , 2025, editions of such newspaper and proof of such publication has been filed in the office of the County Clerk of Norton County.

3. By reason of the findings made in paragraphs 1 and 2 above, the Governing Body further finds that a majority of the conditions as described in subsection (c) of K.S.A. 12-17, 115 exist in the entire County of Norton as a single unit or area eligible for designation under the Kansas Neighborhood Revitalization Act and that the rehabilitation, conservation and redevelopment thereof is necessary to protect the public health, safety and welfare of the residents of Norton County.

PLAN

1. LEGAL DESCRIPTION OF AREA IN PLAN.

(a) A legal description of the real estate forming the boundaries of the area included within the Plan is the entire area of Norton County, Kansas, as set forth in K.S.A 18-1, 101 and such statute is adopted herein by reference.

(b) Maps depicting the existing Parcels of real estate covered by this Plan have been prepared and are on file in the office of the County Appraiser of Norton County and the same are adopted as a part of the Plan by reference.

2. ASSESSED VALUATION. The existing (i.e. November 2023) assessed valuation of the real estate included in the Plan, listing land and building values separately, is as follows:

| | |
|-----------|------------------------|
| Buildings | <u>\$28,249,783.00</u> |
| Land | <u>\$29,282,607.00</u> |
| Total | <u>\$57,532,390.00</u> |

3. NAMES AND ADDRESSES OF OWNERS. A list of the names and addresses of the Owners of record of the real estate included within the Plan constitutes a part of the records in the office of the County Appraiser of Norton County, and such list is adopted in and made a part of this Plan by reference.

4. ZONING CLASSIFICATIONS. The existing zoning classifications and zoning district boundaries and the existing land uses within the area included in the Plan (exclusive of those cities within the County of Norton which have not adopted zoning plans and ordinances) are as set forth in the official zoning maps, records, resolutions and ordinances of the County of Norton and the cities of Norton, Almena, Lenora, Edmond and Clayton.

5. MUNICIPAL SERVICES. The Plan does not include any proposals for improving or expanding municipal services as described in K.S.A. 12-17,117(a)(5) and, if any proposals for any such improvements or expansions of municipal services are hereafter proposed by the Governing Body, then any such proposal will be prepared and considered independently of this Plan.

6. REAL PROPERTY ELIGIBLE.

(a) All real property and all improvements thereon situated in Norton County are eligible to apply for Revitalization under the Plan.

(b) Rehabilitation of and additions to existing buildings and, also, construction of new buildings are each and all eligible to apply for Revitalization under the Plan.

7. CRITERIA FOR ELIGIBILITY: PROCEDURE TO COMPLETE APPLICATION TO QUALIFY.

(a) The criteria to be used by the Governing Body to determine what specific real property is eligible for Revitalization and for Property Tax Increment Rebates are as follows:

- (i) (A) Construction of an improvement must have begun on or after ,the effective date of this Plan.

(B) Construction must be completed and such fact reported to the County Appraiser no later than the second **January 1st** following the date on which the County Appraiser conditionally approved the Application to Qualify And To Participate; otherwise the Conditional Approval will become null and void and the Improvements, if any, theretofore completed will not be eligible to participate in the Plan and Rebate Program.

(ii) In order to qualify for Revitalization, a Parcel of real estate:

(A) Must have a minimum increase of \$10,000.00 in County Appraiser's appraised value, directly resulting from a qualified Construction and Improvement, for a Parcel of residential, agricultural, recreational, commercial and/or industrial real estate in order to be eligible to receive a Rebate. **There is a upper cap limit on qualified improvement valuation set at \$1,000,000 for all eligible properties.**

(iii) (A) All new Construction and all Improvements to existing property must comply with all zoning and building codes, rules, and regulations in effect at the time the improvements are made, and,

(B) To maintain its eligibility, such Parcel must continue to remain in compliance with all zoning and building codes, rules, and regulations during the entire period of time the Parcel remains eligible for Rebates.

(iv) Any Parcel that is delinquent in the payment of any ad valorem property tax assessment or special assessment shall not be eligible for any Rebate. Any Owner of other property within the County who is delinquent in the payment of any ad valorem property tax assessment or special assessment shall not be eligible for any Rebate during the remainder of the time for which the Parcel was eligible.

(v) The Owner of commercial or industrial property eligible for Property Tax Increment Rebates under any adopted Neighborhood Revitalization Plan and, also, eligible for property tax exemption under K.S.A 79-201(a) or any other existing ad valorem tax exemption law, will be eligible to secure relief under only one (1) such Plan or law, as the Owner shall elect.

(vi) Eligibility for Rebates is subject to the adoption and approval of a Plan by each taxing district. See County Clerk for taxing districts who have adopted a Neighborhood Revitalization Plan.

(vii) In the event of a transfer of ownership of a Parcel during the eligible Rebate period, such Parcel and the subsequent **New** Owner thereof will remain eligible for the Rebate during the remainder of the time for which the Parcel was eligible.

- (viii) (A) Multiple qualified improvements to the same Parcel completed within one calendar year shall be treated as one improvement.

(B) In the event of multiple qualified improvements made to the same Parcel in different or succeeding years, which meet the required minimum requirements in any given year, and, therefore, create an additional qualification for and period of eligibility for a Rebate, the total Rebate in any succeeding year will be calculated and determined after the initial qualified Rebate is determined, and will be based upon the additional increase in the appraised value directly resulting from the succeeding qualified improvement. All taxes on any eligible property must be paid in full prior to any rebate.

- (ix) Rebates shall be payable only after Application is made and approved therefore pursuant to Sections 8, 9 and 10 of the Plan. Rebates approved for payment shall be made within thirty (30) days after the next distribution date provided for in K.S.A. 12-1678a and amendments thereto next following approval for payment of the Rebate.

(b) In completing an Application To Qualify And To Participate, the Applicant shall:

- (i) If required, secure a building permit prior to filing an Application.
- (ii) Prior to commencement of construction, complete Part I of the Application, sign and date the Application, and file all copies thereof in the office of the County Appraiser..
- (iii) Concurrently with filing the Application with the County Appraiser, the Applicant shall pay a non-refundable Application Fee according to the following scale:

| Estimated Increase In Valuation | Application Fee |
|--|----------------------------|
| \$10,000-\$25,000 | \$100.00 |
| \$25,001-\$50,000 | \$200.00 |
| \$50,001-\$150,000 | \$500.00 |
| \$150,001-\$300,000 | \$700.00 |
| \$300,001-\$500,000 | \$1,250.00 |
| \$500,001-\$1,000,000 | \$2,000.00 |

- (iv) Within thirty (30) working days following filing of the Application, the County Appraiser will take action on the Application and will complete Part II thereof. Immediately following completion of Part II, the County Appraiser shall deliver a true and correct photocopy of completed Parts I and II of the Application to the Owner by personal delivery or via U.S. Mail, first class, postage prepaid. If deemed necessary, the County Appraiser has the option to inspect the property prior to completing Part II of the Application.
- (v) When Parts I and II of the Application are completed, the County Appraiser shall deliver a photocopy thereof to the County Clerk and County Treasurer for notification and information purposes.
- (vi) As to any Construction and Improvement which is only partially completed as of the January 1st immediately following the County Appraiser's conditional approval under Part II of the Application, the owner shall report such fact in person to the County Appraiser and shall complete Part III (a) of the Application. Such report shall be completed within thirty (30) working days following January 1st.
- (vii) As to any Construction and Improvement which is reported by the Owner pursuant to (vi) above as being only partially completed, the County Appraiser shall view, value and appraise such partially completed Construction and Improvement as of the January 1st immediately following the County Appraiser's conditional approval under Part II of the Application and such partially completed Construction and Improvement shall have taxes levied, assessed, and collected thereon in the usual and customary manner and the same shall not be eligible in the year of such levy and assessment as a partially completed Construction and Improvement for a Rebate under the Plan.
- (viii) Within thirty (30) working days after any Construction and Improvement is completed, the Owner shall report such fact in person to the County Appraiser and shall complete part III (b) of the Application.
- (ix) Within thirty (30) working days after the Owner shall have completed Part III(b) of the Application and filed the same with the County Appraiser, the County Appraiser shall conduct an on-site inspection of the Construction and Improvement completed on the Parcel of real estate described in the Application. On or before March 1st of the following tax year, the County Appraiser shall determine the increase in the appraised value of the Parcel of real estate described in the Application which is directly attributable to the Construction and Improvement described in Parts I, II and III of the Application, following which, the County Appraiser shall complete Part IV of the Application.

- (x) (A) Within thirty (30) working days following the County Appraiser's compliance with (ix) next above, the County Appraiser shall deliver a true and correct photocopy of the fully completed Application (i.e. Parts I, II, III, and IV are all completed) to the Owner by personal delivery or via U.S. Mail, first class, postage prepaid.

(B) In addition to complying with (A) last above, if Part IV is approved by the County Appraiser, the County Appraiser shall also forthwith deliver a true and correct copy of the fully completed, fully approved Application to the County Clerk and County Treasurer thereby certifying that the Application and the Construction and Improvement completed pursuant thereto are now qualified to participate in the Rebate program pursuant to the Plan.

- (xi) If the Owner is aggrieved by any act, action or omission by the County Appraiser pursuant to Parts II and/or IV of the Application, the Owner, if possible, shall complete such remedial action, as shall be necessary to secure the required approval of the County Appraiser or, if the Owner cannot secure such approval, then the Owner may appeal the County Appraiser's decision to the Board of the Norton County Commissioners and thence to the District Court using the procedures provided therefore in Section 9(c) (ii) (B) of the Plan as set forth hereinbelow.

- (xii) (A) In completing an Application To Qualify And To Participate all actions required under this Section 7(b) shall be made and completed in person by the Owner or the Owner's agent or attorney unless the County Appraiser shall, in writing, authorize the Application to be prepared and filed by the U.S. Mail or by some other alternative method.

(B) The form attached hereto as Exhibit A and entitled "Application to Qualify And To Participate" is hereby approved and adopted for use in completing an Application pursuant to this Section 7.

8. CONTENT OF APPLICATION FOR REBATE. The content of an "Application for Rebate" as authorized under K.S.A 12-17,118 is as set forth in the document which is attached hereto as Exhibit B and entitled "Application for Rebate Neighborhood Revitalization Plan" and is hereby approved and adopted as a part of the Plan by reference.

9. PROCEDURE FOR APPLYING FOR REBATE. The procedure for submission of an Application for Rebate of Property Tax Increments is as follows:

- (a) (i) Each year hereafter, concurrently with the mailing of annual real estate tax statements, the County Treasurer will mail to the Owner of each Parcel of real estate approved for Revitalization pursuant to Section 7 above, an Application for Rebate form.

- (ii) Should any approved Owner, for whatsoever reason, fail to receive an Application for Rebate pursuant to (i) above, then such Owner may secure an Application for Rebate form from the County Treasurer's Office.
- (b) The taxpayer will complete the Application for Rebate, with assistance from the County Treasurer, and, upon completion thereof, shall submit the same to the County Treasurer for consideration and approval.
- (c) An application for Rebate approved for payment as a Claim pursuant to (a) through (d) above shall be paid by the County Treasurer, but such payment shall be made only at the next occurring time provided for the distribution of taxes by the County Treasurer pursuant to K.S.A.12-1678a (c) which follows the approval for payment of an Application for Rebate. Should the County Treasurer approve an Application for Rebate, it shall then be submitted to the County Commission for final approval.

10. CRITERIA TO BE USED WHEN CONSIDERING MERIT OF APPLICATIONS FOR REBATE. The standards or criteria to be used when reviewing Applications for Rebate for approval or disapproval thereof are as follows:

- (a) The Parcel must meet all criteria for eligibility as set forth in Section 7 above as of the date that the Application for Rebate is filed.
- (b) The Procedure for submission of an Application for Rebate as set forth in Section 9 above must have been fully and correctly complied with.
- (c) All ad valorem taxes and all special assessments levied against the Parcel and other properties owned by the Owner on which the Rebate is sought and all other properties (real and personal) owned by the Owner must not be delinquent and paid in full prior to filing of the Application for Rebate.
- (d) In the case of multiple Owners of a property eligible for a Rebate, absent a written agreement providing otherwise, the Rebate will be made payable to all Owner(s) of record.

11. MAXIMUM TAX REBATEABLE; YEARS OF ELIGIBILITY.

- (a) The amount of the Rebate is the resulting increase in the ad valorem tax, if any, which is directly attributable to the Construction and Improvement to the qualified Parcel and the increase in assessed valuation directly resulting therefrom, in any given year during the period of eligibility, calculated in accordance with the applicable percentage amounts as set forth in the following table:

| Years of Eligibility | Percentage of Property Tax Increment Rebatable* |
|-----------------------------|--|
| Year 1 | 90% |
| Year 2 | 80% |
| Year 3 | 70% |
| Year 4 | 40% |
| Year 5 | 10% |

* Percentage rebatable is of the increase in the amount of ad valorem property tax (tax increment) directly resulting from the qualified Construction and Improvement.

- (b) A Parcel determined qualified for Rebates shall be entitled to such Rebates in decreasing percentage amounts for a period of five (5) years provided the property declared qualified shall continuously maintain such qualification.

There is a five-year open application period. The tax rebate will be in effect for five years following the application date. Rebates do not include the State mill levy.

- (c) The full amount of the tax due, including the increase in the ad valorem tax (property tax increment) resulting from the qualified Construction and Improvement shall be paid over to the Neighborhood Revitalization Fund in accordance with the provisions of the Neighborhood Revitalization Act to be distributed as provided by law and this Plan.

12. SPECIAL EXCLUSIONS FROM UTILIZING THIS PLAN

- (a) This Rebate program cannot be utilized in conjunction with any other local property rebate program or property abatement program/ allocation by the county.
- (b) This Rebate program cannot be utilized by a property owner which will be or is receiving a tax exemption on the property.
- (c) This Rebate program cannot be utilized by a property owner in which to immediately rebuild a structure after a natural disaster covering the majority of a taxing district in which the new improvement would be made. **The Governing Body reserves the right to determine the definition of “the majority of a taxing district”.**

13. DURATION OF PLAN; CONTINUATION OF REBATES ON QUALIFIED PROPERTY.

- (a) Unless hereafter repealed prior thereto, this Plan shall remain in full force and effect for a period of five (5) years from and after _____ at which time the Plan will be reviewed and may be extended by the Governing Body for additional periods of time.
- (b) At any time during the period that this Plan remains in effect, any Owner of eligible real property may apply for Revitalization of such real property pursuant to Section 7 of the Plan.
- (c) Unless otherwise provided by any law of the State of Kansas hereafter enacted, any and all real property which shall have qualified for Revitalization and for Rebates prior to the final termination date of the Plan as provided in (a) and (b) last above shall continue to and remain qualified for Rebates pursuant to Sections 8, 9, 10, and 11 of the Plan, notwithstanding the fact that other real property described in Section 1 above, which has not theretofore qualified for participation under the Plan, will no longer be eligible to do so.

14. DEFINITIONS.

- (a) When the words "Applicant", "Applicant for Rebate", "Owners" and "Taxpayer", are used and referred to in the Plan, the same, where applicable, include the plural, as well as the singular.
- (b) As used in this Plan:
 - (i) Applicant means and refers to each and every person filing an Application pursuant to Section 7 and Section 9 of this Plan. Such word also means and refers to "Owner" and "Taxpayer" as defined in this Plan.
 - (ii) Application means and refers to each and all Applications filed pursuant to Section 7 of this Plan.
 - (iii) Application for Rebate means and refers to Applications filed pursuant to Sections 8 and 9 of this Plan.
 - (iv) Board means and refers to the Board of County Commissioners of Norton County, Kansas.
 - (v) Construction and Improvement means and refers to rehabilitation of and additions to existing buildings or new construction, or both, which are completed and qualified under the Plan.

- (vi) County Appraiser means and refers to the County Appraiser of Norton County, Kansas.
- (vii) County Clerk means and refers to the County Clerk of Norton County, Kansas.
- (viii) County Treasurer means and refers to the County Treasurer of Norton County, Kansas.
- (ix) District Court means and refers to the District Court of Norton County, Kansas.
- (x) Governing Body means and refers to the Board of County Commissioners of Norton County, Kansas.
- (xi) Increment means and refers to that amount of ad valorem taxes collected from the Parcel qualified under the Plan which is in excess of the amount which was produced from such Parcel and was attributable to the assessed valuation of such Parcel prior to the qualification of the Parcel under the Plan and which is directly attributable to that part of the assessed valuation of the Parcel directly resulting from Revitalization of the Parcel under the Plan. The term "Property Tax Increment", where used in the Plan, is synonymous with the word "Increment" as defined herein.
- (xii) NRA means and refers to the Kansas Neighborhood Revitalization Act as set forth in K.S.A. 12-17,114 et seq.
- (xiii) Owner means the Owner or Lessor of real estate which is described in an Application and in an Application for Rebate when filed pursuant to the Plan. Owner also means and refers to "Applicant" and "Taxpayer" as defined in this Plan.
- (xiv) Parcel means and refers to the tract or piece or parcel of real estate which is described by County Appraiser parcel number and by legal description in the Application and in the Application for Rebate.
- (xv) Plan means and refers to this Revitalization Plan adopted pursuant to the NRA.
- (xvi) Rebate means and refers to that part of the ad valorem property tax paid by a Taxpayer on a Parcel qualified under the Plan that is attributable to the increase in the assessed valuation of the Parcel which is directly attributable to Revitalization and which is refundable to the Taxpayer by a taxing district which has adopted a plan under the NRA.

- (xvii) Revitalization means and refers to all Construction and Improvement completed on a Parcel which is qualified under the Plan.
- (xviii) Taxpayer means and refers to the Owner of a qualified Parcel who pays the ad valorem property taxes levied and assessed thereon.
- (xix) Taxing District means and refers to the County of Norton and any and every other unit of local government within Norton County which shall have adopted an NRA Plan and for whose use and purposes any Property Tax Increment shall be hereafter levied and collected.

14. AMENDMENT OR REPEAL.

- (a) This Plan may at any time hereafter, in whole or in part, be amended, supplemented, or repealed using the procedures set forth in subparagraph (b) of this section.
- (b) Prior to amending, supplementing, or repealing this Plan, or any part thereof, the Governing Body shall first conduct a public hearing upon the feasibility of any such amendment or repeal after first publishing notice of any such hearing at least once each week for two (2) consecutive weeks in the official county newspaper of Norton County. Such notice shall set forth the specific change or changes proposed, or a summary thereof, and shall advise of the time and place at which such proposed supplement, amendment or repeal shall be heard.
- (c) **The Governing Body retains the right and authority to review any and all applications for participation in the NRP program and at their discretion rule on any deviations from the aforementioned language.**

APPROVED AND ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF
NORTON COUNTY, KANSAS, ON THE DAY OF .

NORTON COUNTY, STATE OF KANSAS:
BY THE BOARD OF COUNTY COMMISSIONERS:

Garrett Beydler, Chairman

Marvin Matchett, Member

Richard Thompson, Member

ATTEST:

Robert Wyatt, County Clerk
(Seal)