

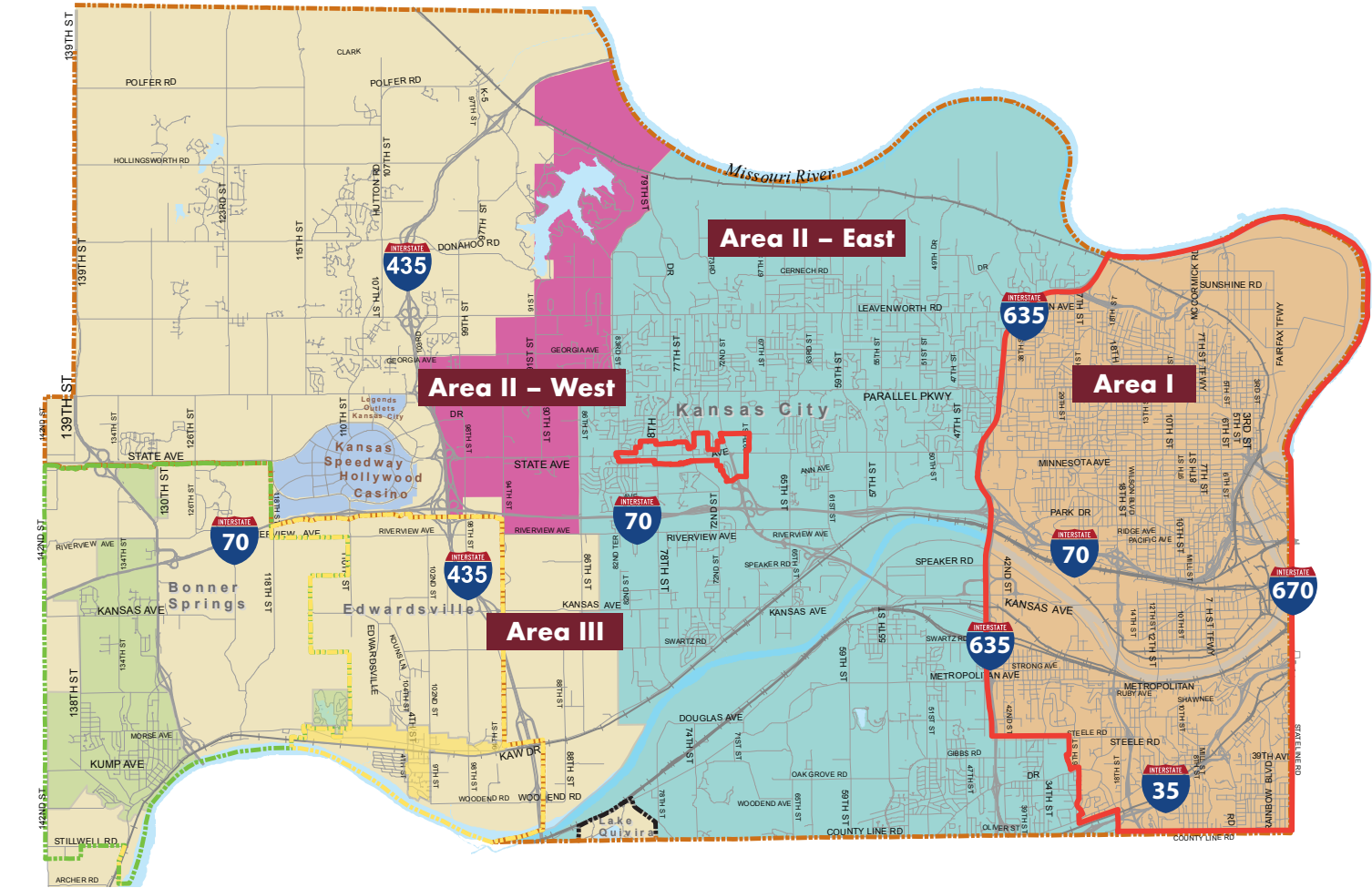


# Wyandotte County, Kansas NEIGHBORHOOD REVITALIZATION PROGRAM

## COMMERCIAL PROJECTS







- Kansas City, Kansas Area I
- Kansas City, Kansas Area II – East
- Kansas City, Kansas Area II – West
- Kansas City, Kansas Area III
- Kansas City, Kansas Special Projects
- Bonner Springs, KS Plan No. 5
- Edwardsville

## KANSAS CITY, KANSAS

### Area I

| TYPE OF INVESTMENT                                       | MINIMUM INCREASE IN ASSESSED VALUE | REBATE %   | YEARS OF REBATE |
|--|------------------------------------|------------|-----------------|
| Commercial, Office or Industrial – New or Rehabilitation | 15%                                | 75% – 95%  | 10              |
| Environmentally Contaminated Property                    | 15%                                | 75% – 95%  | 10              |
| Historically Designated Property                         | 5%                                 | 80% – 100% | 10              |

### Area II & III

| EAST / WEST     | TYPE OF INVESTMENT                                | MINIMUM INCREASE IN ASSESSED VALUE | REBATE %   | YEARS OF REBATE |
|-----------------|---|------------------------------------|------------|-----------------|
| East, III       | Commercial, Office or Industrial – New            | 15%                                | 75% – 95%  | 5               |
| East, West, III | Commercial, Office or Industrial – Rehabilitation | 15%                                | 75% – 95%  | 5               |
| East, West, III | Environmentally Contaminated Property             | 15%                                | 75% – 95%  | 5               |
| East, West, III | Historically Designated Property                  | 15%                                | 80% – 100% | 5               |

### Area I, II & III

- Project max = \$3 million (based on building permit valuation).
- Projects \$2 million or less that meet the criteria qualify for 95% property tax rebate.
- Projects between \$2 – \$3 million qualify for 75% property tax rebate. The rebate percentage can increase 10%, by meeting local/minority/woman (LMW) owned business criteria. Base for historic rehabilitation is 80%.
- Application fee of \$1,000 is required at the time of submission.

### Special Projects (over \$3 Million)

AREA I OR DESIGNATED STATE AVENUE CORRIDOR AREA

| TYPE OF INVESTMENT  | MINIMUM INCREASE IN ASSESSED VALUE | REBATE %  | YEARS OF REBATE |
|---|------------------------------------|-----------|-----------------|
| Must be one of the following: <ul style="list-style-type: none"><li>• Retail in nature</li><li>• Environmentally Contaminated</li><li>• Historically Designated</li></ul> | 15%                                | 75% – 85% | Up to 20        |

- Special projects must be over \$3 million (based on building permit valuation).
- The project must be located in either Area I or the designated State Avenue Corridor Area (Kansas City, Kansas Special Projects).
- The project must be one of the following: retail in nature, environmentally contaminated, or have historical designation by the State of Kansas or the Federal Register of Historic Places.
- Projects must receive approval from the Commission at a public meeting.
- The rebate years will be based on the impactfulness of the project, utilization of local, minority and women contractors, LEED certification, and hiring of Wyandotte County residents for permanent jobs associated with the project.
- The application fee is \$2,000 if construction cost exceeds \$10 million, otherwise the application fee is \$1,000 - due at the time of submission.
- The rebate percentage can increase 10% by meeting local/minority/woman owned business criteria.

## BONNER SPRINGS

### Plan No. 5

| TYPE OF INVESTMENT                 | MINIMUM INVESTMENT   | REBATE % | YEARS OF REBATE |
|------------------------------------|--|----------|-----------------|
| Commercial – New or Rehabilitation | Appraised value of \$170,000 (new)/15% increase in appraised value (rehab) | 75%      | 5               |
| Industrial – New or Rehabilitation | Appraised value of \$170,000 (new)/15% increase in appraised value (rehab) | 75%      | 5               |

## EDWARDSVILLE

| TYPE OF INVESTMENT          | MINIMUM INVESTMENT | REBATE % | YEARS OF REBATE |
|-----------------------------|--------------------|----------|-----------------|
| Commercial – New            | \$250,000          | 50%      | 10              |
| Commercial – Rehabilitation | \$25,000           | 50%      | 10              |

## F.A.Q.

### How does the Neighborhood Revitalization Program work?

It is a refund of the incremental increase in property taxes paid because of a qualified improvement. The rebate applies only to the additional taxes resulting from the increase in the appraised value of the property due to the improvement. The property taxes prior to the improvement will continue to be payable. Taxes must be paid when due, for the rebate to be issued. The rebate percentage refers only to taxes levied by the Unified Government, local school district, Kansas City Kansas Community College and local municipality. Rebates are typically issued 4 – 6 weeks after the tax due date.

### What kind of improvements will increase the appraised value?

New construction, additions and major rehabilitation requiring a building permit may increase the appraised value. General maintenance and minor repairs of the structure or exterior ancillary work generally will not increase the appraised value, however, several major repairs completed at the same time on the structure may increase the appraised value and qualify for the program. Increased incremental values are approved by the County Appraisers office prior to any rebate approval.

### How do I obtain more information about the Neighborhood Revitalization Program?

Please contact the Wyandotte Economic Development Council.  
Ph: 913.371.3198  
email: info@wyedc.org  
website: www.wyedc.org