

CITY OF SOLOMON, KANSAS

NEIGHBORHOOD REVITALIZATION  
PROGRAM 2030

**City of Solomon, Kansas  
Neighborhood Revitalization Plan, 2030**

This plan is intended to promote the revitalization of the City of Solomon, Kansas, through the rehabilitation, conservation, or redevelopment of the area in order to protect the public health, safety and welfare of the residents of the city. More specifically, certain tax rebate incentives will be offered to encourage certain improvements and investment within designated areas of the city.

In accordance with the provisions of K.S.A.12-17,114 *et seq.*, the city council has conducted a public hearing and considered the existing conditions of the designated program areas; the criteria and standards for a tax rebate; and the necessity for inter-local cooperation among other taxing units within the city. Accordingly, the city council has reviewed, evaluated, and determined the program areas meet one or more of the conditions to be designated as Neighborhood Revitalization areas.

**PART 1: Legal Description and Map of the Neighborhood Revitalization Areas**

The legal descriptions and a map of the Neighborhood Revitalization areas for the City of Solomon, Kansas, are contained herein as Attachment A.

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

The assessed valuation of the real estate contained within the designated Neighborhood Revitalization areas are contained herein as Attachment B.

**PART 3: Listing of Owners of Record**

The owners of record and assessed values of each parcel within the designated Neighborhood Revitalization areas are contained herein as Attachment B.

**PART 4: Existing Zoning Classifications and Boundaries**

The official zoning map of the City of Solomon, showing zoning classifications and district boundaries, is contained herein as Attachment C.

**PART 5: Improvements Planned for Areas**

The City of Solomon will consider sufficient petitions for creation of benefit districts, and the levying of special assessments, for public infrastructure improvements within the Neighborhood Revitalization areas, including, but not limited to municipal water service, sanitary sewers, street improvements, drainage improvements, and sidewalks, in conformance with city policy.

## **PART 6: Properties and Activities Eligible for Tax Rebates**

Eligible activities include rehabilitation, additions to existing structures, and new construction on residential, commercial/retail/service, and industrial properties. Public utility and railroad property is ineligible. Personal property is ineligible.

## **PART 7: Criteria to Determine Eligible Properties**

The following criteria will be used to determine the eligibility of property for Neighborhood Revitalization property tax rebates:

- A. All improvements will conform to applicable development regulations, including zoning, flood plain, and construction codes.
- B. Improvements must commence after adoption by the city of the Neighborhood Revitalization program.
- C. Improvements must increase the appraised value of the subject property by at least \$15,000, as determined by the Dickinson County Appraiser.
- D. Properties delinquent in tax payments or assessments, or under appeal or protest, are not eligible until such delinquent taxes or assessments are paid in full.
- E. Properties eligible for tax benefits under multiple programs shall be eligible to participate in only one program at any given time.
- F. Only record owners of eligible property shall qualify for tax rebates.
- G. Approved Neighborhood Revitalization tax rebates transfer with ownership of a subject property.
- H. Tax rebates are based upon the increase of appraised value from the new improvements, as of January 1 following the year of 100 percent completion of the subject improvements, subject to final city inspection by the city and/or county appraiser.
- I. Any property that accrues delinquent property taxes or specials assessments after approval of a Neighborhood Revitalization rebate shall become ineligible for further rebates under the approved application.

## **PART 8: Contents of the Application for Neighborhood Revitalization Tax Rebates**

Applicants for the Neighborhood Revitalization program shall submit a completed two-part application, contained herein as Attachment D.

## **PART 9: Procedure for Submission and Review of Applications**

- A. Applications may be obtained at the office of the City Clerk of the City of Solomon. A non-refundable \$50 application fee is required by the Dickinson County appraiser.
- B. Applicants (property owners) must complete and sign Part 1 of the application and file it with the city clerk, concurrent with the filing of an application for a building permit with the city.
- C. The city clerk will forward Part 1 of the application to the Dickinson County Appraiser, who will certify the existing, pre-construction appraised value of the subject property, and return the completed Part 1 of the application to the property owner.
- D. After Part 1 of the application is certified by the county appraiser and returned to the property owner, and a building permit has been obtained from the city, construction may commence.
- E. Upon completion of all construction, the applicant will complete Part 2 of the Neighborhood Revitalization application, and return it to the Office of the City Clerk. To qualify for a rebate, this must occur prior to December 1 of the year preceding the commencement of the first year of the tax rebate period.
- F. The following January, the county appraiser will conduct an on-site inspection of the subject property to determine its new after-construction valuation; and will complete the appraiser certification portion of Part 2 of the application; and forward it to the office of the Dickinson County Clerk by June 1. Tax records will be revised to reflect the increased valuation.
- G. The Office of the Dickinson County Clerk will review the application to determine whether the property qualifies for a rebate under the program guidelines. If so, the Dickinson County Clerk shall certify the project for rebate approval.
- H. Upon payment of the real estate tax for the subject property for the initial and subsequent tax years of the rebate period, Dickinson County will make appropriate rebates to the applicant within 60 days following payment and submittal of a receipt by the applicant to the county. The rebate will be made from the Neighborhood Revitalization Fund and will include funds from all taxing entities participating in the program, including the City of Solomon, USD 393 and Dickinson County.

## **PART 10: Standards and Criteria for Review of Projects**

The criteria cited in Part 7 above shall be the criteria established for approval of projects.

## **PART 11: Rebate Amounts and Years of Eligibility**

Rebate amounts shall be based upon 100 percent of the increment of increase in appraised value resulting from eligible new construction. The percentage of approved rebates shall be:

- A. For rehabilitation of an existing residential structure; for new residential construction or additions; for all eligible construction for commercial/retail/service uses; and for all eligible construction for industrial uses: 100 percent for years 1 and 2; 80 percent for years 3 and 4; 60 percent for years 5 and 6; 40 percent for years 7 and 8; and 20 percent for years 9 and 10.
- B. Properties approved for tax rebates, and that continue to be in program compliance, are eligible for a maximum of 10 years of rebates in conformance with the schedule above.
- C. The City of Solomon Neighborhood Revitalization program shall terminate ten (10) years from the date of its adoption by the city; except that applications approved prior to that date shall remain in full force.