

EXHIBIT A

BEFORE THE COUNTY APPRAISER OF WICHITA COUNTY, KANSAS.

IN THE MATTER OF QUALIFICATION OF PARCEL NO. _____
FOR PARTICIPATION IN NEIGHBORHOOD REVITALIZATION PLAN.

APPLICATION TO QUALIFY AND TO PARTICIPATE

PART I

1. OWNER'S NAME _____
2. OWNER'S SOCIAL SECURITY NO. _____
3. (A) OWNER'S MAILING ADDRESS: _____
(B) OWNER'S PHONE NO. _____
4. PROPERTY ADDRESS: _____
5. LEGAL DESCRIPTION OF PROPERTY: (attach separate sheet if more space is needed)

6. APPLICATION FEE: \$ 50.⁰⁰ 7. BUILDING PERMIT NO. _____ (if applicable)

INTENDED USE AND CLASSIFICATION OF PROPOSED IMPROVEMENT
(Circle word applicable in 8, 9, 10, and 11 below)

8. RESIDENTIAL COMMERCIAL INDUSTRIAL AGRICULTURAL RECREATIONAL OTHER
9. NEW REHABILITATION
10. RENTAL OWNER OCCUPIED
11. if residential: SINGLE FAMILY MULTIPLE FAMILY _____ No. Units
12. (A) DESCRIBE PROPOSED IMPROVEMENTS: (Also attach drawings with dimensions)

(B) Buildings to be razed, if any: _____
(C) Cost estimate: _____
13. ESTIMATED DATE CONSTRUCTION TO BE COMMENCED: _____

PART IV

Based upon the Owner's report under Part III (b) above and on an on-site inspection by the undersigned County Appraiser and/or a Deputy County Appraiser of the parcel of real estate described in the Application the County Appraiser FINDS and ORDERS the following final action on the Application:

- (a) The Application is finally approved and it is determined that the construction and improvement completed pursuant to the Application resulted in an increase in the appraised value of the parcel of real estate described in the Application which is directly attributable to such Construction and Improvement in the amount of \$_____

or

- (b) The Application is finally rejected and denied for the following reasons: _____

County Appraiser's Signature

Date

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

IN THE MATTER OF THE ADOPTION OF A
NEIGHBORHOOD REVITALIZATION PLAN

REVITALIZATION PLAN

The Board of County Commissioners of Wichita 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 Wichita as follows:

FINDINGS

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

1. Wichita County currently suffers from poor economic conditions as evidenced by the following:
 - (a) Wichita County wages are below statewide averages. The average wage per job annually for Wichita County in 2008 was \$35,407 with the State average being \$38,941. The median household income in Wichita County in 2010, the latest available data, was \$50,324, below the state average of \$50,594. In 2010, the U.S. Census Bureau estimated that 290 individuals, or 13.0% of our population, earned incomes below the poverty level in Wichita County.
 - (b) Wichita County's population growth is below state and national norms and has actually dropped 16.7%, from 2,531 to 2,109 between 2000 and 2009 according to the latest U.S. Census figures. This is an estimated figure by the Census Bureau since the official figures are not released for 2010. The State of Kansas grew by over 4.2 percent during the same period. Wichita County ranks 98th in population out of 105 counties. Since 1970, the population of Wichita County has fallen by over 1,150 people. The U.S. Census projects that Wichita County's population will continue to decline, projecting a population of 1,724 by 2020 and 1,453 by 2030.
 - (c) The median age of Wichita County residents is 40.3 years, ranking the County 28th in the State (as of 2010). Nearly 18 percent of the population of Wichita County is 65 years of age or older while nearly 29 percent is under the age of 18. With almost one half of the population not in the labor force, and many living on fixed incomes, renovating and rehabilitating existing housing is not possible.
 - (d) According to 2010 Census figures, 24.6 percent of Wichita County's population was Hispanic, an increase from 18.4 percent in 2000.

(a) A legal description of the real estate forming the boundaries of the area included within the Plan is the entire area of Wichita 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 Wichita County and the same are adopted as a part of the Plan by reference.

2. ASSESSED VALUATION. The existing (i.e. 2016) assessed valuation of the real estate included in the Plan, listing land and building values separately, is as follows:

| | |
|-----------|---------------------|
| Buildings | <u>\$15,972,740</u> |
| Land | <u>\$22,448,650</u> |
| Total | <u>\$38,421,390</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 Wichita 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 Wichita 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 Wichita and the city of Leoti.

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 Wichita 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.

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.

- (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 to the County Appraiser a non-refundable Application Fee of \$50.00.
- (iv) Within fifteen (15) 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 for notification and information purposes.

- (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 Wichita 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) On each November 1st hereafter, concurrently with the mailing of annual real estate tax statements, the County Treasurer will mail an Application for Rebate form to the Owner of each Parcel of real estate approved for Revitalization pursuant to Section 7 above.
- (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 Appraiser's Office.
- (b) (i) The taxpayer will complete the Application for Rebate, with assistance from the County Appraiser and County Clerk where necessary, and, upon completion thereof, shall submit the same to the County Treasurer for consideration and approval.
- (c) (i) Upon the County Treasurer's receipt of a completed Application for Rebate, the County Treasurer shall determine whether or not such Application meets all of the criteria to qualify for a Rebate.

- (d) All ad valorem taxes and all special assessments levied against the Parcel on which the Rebate is sought must have been paid in full prior to filing of the Application for Rebate.
- (e) In the event the Owner chooses to pay at least half taxes, rather than full payment by December 20th, then the Application for Rebate must be filed on or before June 20th following the May 10th deadline for the payment of all taxes for which the Rebate is sought. All taxes levied for the Owner against all parcels owned must also be paid on time before the Rebate is sought.
- (f) 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 Owners of record.

11. MAXIMUM TAX REBATABLE; 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:

| <u>Years of Eligibility</u> | <u>Percentage of Property Tax Increment Rebatable*</u> |
|-----------------------------|--|
| Year 1 | 95% |
| Year 2 | 95% |
| Year 3 | 95% |
| Year 4 | 80% |
| Year 5 | 70% |
| Year 6 | 60% |
| Year 7 | 50% |
| Year 8 | 40% |
| Year 9 | 30% |
| Year 10 | 20% |

* Percentage refundable 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 ten (10) years provided the property declared qualified shall continuously maintain such qualification.

- (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 Wichita 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 Wichita County, Kansas.
 - (vii) County Clerk means and refers to the County Clerk of Wichita County, Kansas.
 - (viii) County Treasurer means and refers to the County Treasurer of Wichita County, Kansas.
 - (ix) Delinquent for the purpose of Neighborhood Revitalization begins December 21st for 1st half taxes and May 11th for 2nd half.
 - (x) District Court means and refers to the District Court of Wichita County, Kansas.
 - (xi) Governing Body means and refers to the Board of County Commissioners of Wichita County, Kansas.
 - (xii) 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.

APPROVED AND ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF
WICHITA COUNTY, KANSAS, ON THE 21st DAY OF August
2017.

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

Victor Case
Victor Case, Chairman

Jason Wells
Jason Wells, Vice Chairman

Cole Carpenter
Cole Carpenter, Member

ATTEST:

Lynda Goodrich
Lynda Goodrich, County Clerk

