

CITY OF EL DORADO

NEIGHBORHOOD

REVITALIZATION PLAN

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Resolution 2894

**CITY OF EL DORADO
NEIGHBORHOOD REVITALIZATION PLAN**

PURPOSE:

This plan is intended to promote the revitalization and development of certain properties within the City of El Dorado 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 that meets the criteria 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 within the City of El Dorado are eligible if it meets the criteria determined within this plan.
 - B. Owners wishing to rehabilitate, add to existing buildings, or construct new buildings are eligible to apply for revitalization under this plan.
 - C. Condemned properties (as determined by the City Building Inspector's Office or the Commission) and or any future properties that qualify through a description of blight, health, environmental or safety issues or grant programs as established and qualified by the City of El Dorado.
 - D. Buildings, 25 years or older, meeting the "dilapidated structure" description as outlined in K.S.A. 12-17, 115(a) and determined by the City Building Inspector's office, shall be allowed to petition the City Manager to be included in this program.
 - E. Properties or structures located within the City of El Dorado Opportunity Zone.
- II. Residential Properties
 - A. All residential improvements on real property that the principal structure is 50 years or older and located within the City of El Dorado regardless of location, shall be eligible for a ten-year tax rebate whose construction begins from January 1, 2020 to December 31, 2025.
 - B. All new residential real property located outside the City of El Dorado Opportunity Zone being constructed on a vacant lot that was previously developed or requires demolition and is considered "infill" within the City of El Dorado shall be eligible for a ten-year tax rebate of up to \$250,000 of appraised value whose construction begins from January 1, 2020 to December 31, 2025.

- C. All new residential real property located inside the City of El Dorado Opportunity Zone being constructed on a vacant lot, previously developed, or requires demolition within the City of El Dorado shall be eligible for a ten-year tax rebate of increased appraised value whose construction begins from January 1, 2020 to December 31, 2025.

III. Non-Residential Properties

- A. All non-residential properties must meet sub-section C, D, or E under section I of this plan may be eligible for a ten-year tax rebate of increased appraised value whose construction begins from January 1, 2020 to December 31, 2025.

IV. Criteria to be used by City Staff to determine specific real property eligible for Revitalization and property tax rebate as follows:

- A. Construction of improvement must have begun on or after January 1, 2020, 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 \$5,000)* of the investment valuation as determined by the building permit value obtained through the City's Building Inspector's office for residential, and 15% (or \$10,000)* for commercial/industrial. Maximum of ten years and 95% tax rebate. * Whichever is greater.
- C. New as well as existing improvements on property must conform to all code rules and regulations in effect at the time improvements are made. **Permits must be approved before commencement of construction.**
- D. 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 El Dorado, 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 from the NRP program prior to January 1, 2020, or has previously been granted this allowance.
- E. 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.

APPLICATION PROCEDURE

Prior to filing an application for a tax rebate, the following steps must be taken:

- A. Obtain an application from the Engineering Department.
- B. Prior to the commencement of construction on any improvement or new construction for which a tax rebate will be requested, the property owner will complete Parts One and Two of the application. Part Two must include a permit number obtained from the City Building Inspector's Office. A non-refundable \$25.00 application fee payable to the City of El Dorado must accompany the application.
- C. The City will forward the application to the County after certifying the property meets the criteria.
- D. If the plan is approved, the Engineering Department will forward the application to the County Appraiser, who will then forward a copy of the application to the County Clerk for monitoring purposes.
- E. The owner will have a maximum of one year to complete the project unless otherwise approved.
- F. Immediately upon completion of the project, the property owner shall file Part Three of the application with the Engineering Department. Upon receipt of Part Three, the City Building Inspector's Office shall conduct an on-site inspection of the construction project (improvement, rehabilitation, or new) to confirm completion.
- G. After confirmation of project completion is received from the City Building Inspector's Office, the completed application will be forwarded to the County, certifying the project is in compliance with the eligibility requirements for a tax rebate. The County Appraiser will then report the valuation to the County Clerk by June 15th. The tax records shall be revised accordingly.
- H. Real estate tax payments must be made on time to be eligible for this plan.
- I. Upon timely payment in full of all real estate tax and special assessments for the property, a rebate of the taxes related to the valuation improvement (less a 5% administrative fee) will be made to the property owner by Butler County Treasurer's office within 45 days of due date of taxes.
- J. Payment Under Protest are not accepted for NRP properties.