APPLICATION FOR TAX REBATE

UNDER THE CITY OF FORT SCOTT

NEIGHBORHOOD REVITALIZAITON PROGRAM

01/01/2007

(Please Print or Type)

PART 1, SECTION 1

OWNER'S NAME _____ DAY PHONE NO. _____

OWNER'S MAILING ADDRESS _____

PROPERTY ADDRESS _____

PARCEL IDENTIFICATION NUMBER _____
(Take Parcel ID number and legal description from your tax statement or call the County Clerk's Office)

LEGAL DESCRIPTION OF PROPERTY

_____

_____

(Use additional sheets if necessary)

PROPERTY USE (Check two) ( ) Residential ( ) Commercial ( ) Industrial

( ) Owner-Occupied ( ) Rental

IS PROPERTY LISTED ON HISTORICAL REGISTER? ( ) Yes ( ) No
If yes, Attach Proof of Listing to qualify for 10 year rebate program

PROPOSED IMPROVEMENTS
(Be Specific)

IMPROVEMENTS	COSTS
_____	$_____
_____	$_____
_____	$_____

(Use Additional Sheets if Necessary)

	Estimated	Actual
TOTAL COST OF IMPROVEMENTS	$_____	$_____
DATE OF COMPLETION	_____	_____

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LIST BUILDINGS TO BE DEMOLISHED _____
_____
_____

IF DEMOLISHING A RESIDENTIAL STRUCTURE, COMPLETE THE FOLLOWING:
NUMBER OF DWELLING UNITS _____
(List tenants occupying the building when purchased, if known or present tenants)

TENANT	DATE OF OCCUPANCY
_____	_____
_____	_____

(Use Additional sheets if necessary)

CONSTRUCTION TO BEGIN ON _____, 20____.

BUILDING PERMIT (if structural addition) # _____

or REVITALIZATION CERTIFICATE (if no structural additions) # _____

BY _____ DATE _____
(Applicant's Signature)

PART 1, SECTION 2

FOR COUNTY APPRAISER'S OFFICE USE ONLY

As of _____, 20___ the assessed valuation is:

Land $_____
Improvements $_____
TOTAL $_____
Based upon the above listed improvements and associated costs.
Supplied by the applicant, the improvements ( ) MAY ( ) MAY NOT meet the percentage tests for a tax rebate.

By_____ Date_____
(Bourbon County Appraiser's Office)

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PART 2

STATUS OF CONSTRUCTION/COMPLETION

INCOMPLETE PROJECT AS OF JANUARY 1 FOLLOWING COMMENCEMENT ( )

COMPLETE PROJECT AS OF JANUARY 1 FOLLOWING COMMENCEMENT ( )

BY _____ DATE_____
(Property Owner's Signature)

FOR COUNTY APPRAISER'S USE ONLY

THE ABOVE IMPROVEMENTS:

( ) MEET THE 15% INCREASE IN ASSESSED VALUATION FOR ELIGILE PROPERTY.
( ) DOES NOT MEET THE 15% INCREASE IN ASSESSED VALUATION FOR ELIGIBLE PROPERTY.

BY _____ DATE _____
(Bourbon County Appraiser's Office)

FOR COUNTY CLERK'S USE ONLY

AS OF _____, 20____ TAXES ON THIS PARCEL
( ) ARE CURRENT
( ) ARE NOT CURRENT

BY _____ DATE_____
(Bourbon County Clerk's Office)

FOR CITY USE ONLY

THE ABOVE APPLICATION ( ) IS ( ) IS NOT IN CONFORMANCE WITH THE REQUIREMENTS OF THE CITY OF FORT SCOTT NEIGHBORHOOD REVITALIZATION PROGRAM.
REASON APPLICATION IS NOT IN CONFORMANCE _____
_____

Fort Scott City Economic Development Department by _____
Date _____, 20____

APPLICATION PROCEDURE

(a) Before construction begins in the designated Neighborhood Revitalization Area the Applicant for the Revitalization Plan Rebate Program (hereafter in Part 9 referred to as the "Applicant") shall obtain at the City of Fort Scott

1) an Application For Tax Rebate (hereafter in Part 9 referred to as the "Application") from the Department of Economic Development (hereinafter in Part 9 referred to as "City") and, simultaneously,
2) either a Building Permit Application (if there is a structural addition) <u>or</u> a Revitalization Certificate (for improvements that do not include construction of a structural addition) from the Codes Department Office.

(b) The Applicant shall complete and sign PART 1 of the Application.

(c) Upon obtaining a Building Permit or Revitalization Certificate, the Applicant shall be responsible for filing the original of the Application at the Bourbon County Appraiser Office (hereafter referred to as the "Appraiser"). The Appraiser will post to it the current assessed valuation of the property and the determination by the Appraiser of whether the estimated assessed valuation of the improvements may or may not meet the 15% minimum increase in valuation test for qualification in the revitalization property tax rebate program. The Appraiser will maintain the original of the determination estimate and provide the Applicant a copy.

(d) Upon completion of the construction project, the City Codes Officer shall affirm and sign a statement on the Building Permit or Revitalization Certificate of the completed work, including any significant changes to the project on file with the Appraiser. The City Codes Officer shall provide copies of the Building Permit or the Revitalization Certificate with his/her completion statement signature to the Director of Economic Development and to the Applicant for filing with the Appraiser.

(e) It will be the responsibility of the Applicant to begin completion of Part 2 of the Application at the Appraiser's Office. There the Applicant will obtain the signed determination by the Appraiser of whether the improvements meet the percentage test for the revitalization program rebate, verified by the statement by Appraiser made and signed in Part 2.

(f) If the Appraiser determines that the project qualifies under the 15 percent or more valuation increase test, the County Clerk must confirm that property taxes on the project site are current by signing Part 2 of the Application.

(g) Once the applicant has completed the construction and obtained the necessary signatures by the Codes Officer, the Appraiser and the County Clerk, the original of the application is to be returned to the City by the Applicant, with a copy maintained by the Appraiser.

(h) When the application is returned to the City, the City shall conclude whether the project and application does or does not meet the requirements for a tax rebate. The Director of Economic Development shall notify the Applicant of the conclusion. If the Applicant qualifies for the Rebate Program, the participating property tax levying entities will be notified.

(i) Upon the payment of the real estate tax for the subject property, for the initial and each succeeding tax year period extending through the specified rebate period, a tax rebate in the amount of ninety-five percent (95%) of the tax increment allocated to the participating taxing authorities, less an administrative fee which shall be five percent (5%) of the incremental taxes allocated to the participating taxing authorities, as specified in the Interlocal Agreement by its signing participants, will be made to the applicant.

(j) The City shall make payment to the Applicant on behalf of all participating property tax levying entities unless they indicate to the City otherwise. The City will bill each participating taxing entity for which payment has been made by the City 95% of the portion collected by that entity.

The City shall make the tax rebate payment through the Neighborhood Revitalization Fund budget line item.

The City Manager shall make periodic reports on the tax rebate program to the City Commission and other taxing units accordingly.

STANDARDS AND CRITERIA FOR DETERMINATION OF PROPERTY ELIGIBILITY FOR REVITALIZATION

(a) Construction of an improvement must have begun on or after January 1, 2007 in the designated Neighborhood Revitalization Area.

(b) An Application for Tax Rebate Form must be filed within sixty (60) days of the issuance of a Building Permit (for building structural additions or change in use) or issuance of a Revitalization Certificate (for improvements that are not structural additions).

(c) The assessed value of residential, commercial or industrial property must be increased by at least 15% due to the improvement.

(d) The improvements must conform to the City of Fort Scott's Comprehensive Land Use Plan and Zoning Ordinance in effect at the time the improvements are made.

(e) All improvements must conform to all applicable building codes, rules and regulations in effect at the time the improvements are made, and for the length of the rebate or the rebate may be terminated.

(f) Any property that is delinquent in any tax payment or special assessment shall not be eligible for any rebate or future rebate until such time as all taxes and special assessments have been paid. Eligibility is not retroactive.

(g) Commercial or industrial property eligible for tax incentives under any adoptive Neighborhood Revitalization Plan and City of Fort Scott's existing tax abatement program pursuant to Article 11, Section 13 of the Kansas Constitution and Fort Scott Tax Abatement Policy may only submit one application per project to the City for a tax incentive.

(h) Renovation of any property on a National or Kansas Historical Register will be eligible for a 100% rebate.

(i) Only property owners may apply for and receive the tax rebate. The rebate may transfer from owner to owner during the period of the property eligibility. The rebate will be fixed at the level of its inception on the property throughout its term and any ownership changes.

(j) Only the portion of property taxes generated as a result of the improvement are eligible for tax rebate consideration.

REBATE FORMULA

Program Period:

The Neighborhood Revitalization Fund and tax rebate incentive program shall be effective January 1, 2007 and expire on December 31, 2011. The program can be reviewed annually at which time the participating entities can consider modifications and extensions. All participating entities must agree to any modifications or extensions.

Rebate Period:

-Residential	5 years
-Commercial and Industrial	5 years
-Properties listed on National or Kansas Historical Register and/or in a Kansas Historical Preservation District	10 years

Rebate Amount:

-Residential/Commercial/Industrial:

Years 1 – 5 95%

from this 95%, *5% of the total incremental taxes will be subtracted for Administration Fees by the City = **90% rebated** of the total incremental property taxes paid by the property owner to the participating taxing jurisdictions for the improvements.

-Buildings listed on National or Kansas Historical Register and/or in a Kansas Historical Preservation District 100%

(*) 5% to remain in Neighborhood Revitalization Fund to cover administrative costs and the Taxing Institution's Revitalization Activities in the Neighborhood Revitalization Area.

NOTE: The tax rebate only applies to the incremental property taxes generated as a result of the improvement.

LEGAL DESCRIPTION OF
THE NEIGHBORHOOD REVITALIZATION AREA

See Exhibits A, B, and C

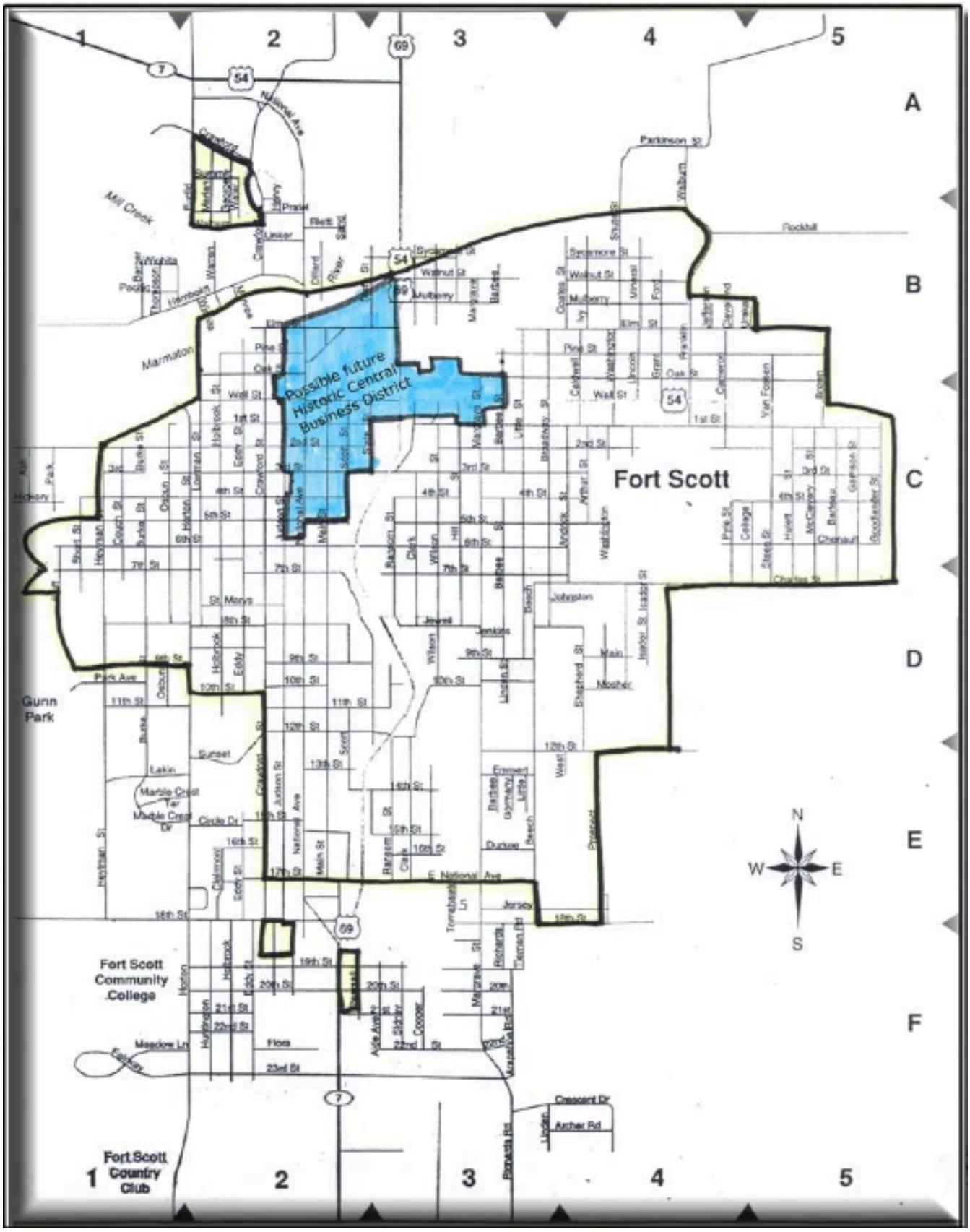
Exhibit A

Beginning at the Southeast Corner of Section 29, Township 25 South, Range 25, East of the 6th Principal Meridian, Bourbon County, Kansas: running thence North and Westerly, along the Corporate Limits line of the City of Fort Scott, Kansas; to the Center line of the Missouri, Kansas, Texas Railroad: thence Southwesterly, along the Centerline of the Missouri, Kansas, Texas Railroad to the Centerline of the Marmaton River; then Southwesterly, along the Centerline of said Marmaton River to the West Corporate Limits line of the City of Fort Scott, Kansas; thence Southerly along the West Corporate Limits line of the City of Fort Scott, Kansas to the South line of the North half of the North half of Section 36, Township 25 South, Range 24, East of the 6th Principal Meridian, Bourbon County, Kansas; thence East along the South line of the North half of the North half of said Section 36, ahead to the Centerline of Heylman Street; thence South, along the Centerline of Heylman Street to the Centerline of Ninth Street; thence East along the Centerline of Ninth Street to the Centerline of Horton Street; thence South along the Centerline of Horton Street to the Centerline of Tenth Street; thence East, along the Centerline of Tenth Street to the Centerline of Crawford Street; thence South, along the Centerline of Crawford Street to the Centerline of Seventeenth Street; thence East, along the Centerline of Seventeenth Street to the Centerline of National Avenue thence North and East, along the Centerline of National Avenue to the Centerline of Beech Street; thence South, along the Centerline of Beech Street to the Corporate Limit line of the City of Fort Scott, Kansas; thence Easterly and Northerly, along the Corporate Limit line of the City of Fort Scott, Kansas to the Point of Beginning.

Exhibit B

A tract of land in South Side Park, an addition to the City of Fort Scott, Bourbon County, Kansas described as follows: Beginning at the Southwest Corner of Lot 4, in Block 11 in said South Side Park Addition; running thence North 415.00 feet to the Northwest Corner of the East 100 feet of Lot 2 in Block 4 in Said South Side Park Addition; thence East, along the south Line of Eighteenth (18) Street 326.00 feet to the Northeast Corner of the West Twenty-Two (22) feet of Lot 2 in Block 3 in said South Side Park Addition; thence South 240.00 feet to the Centerline of vacated Huntington Boulevard; thence East, along the Centerline of vacated Huntington Boulevard 134.00 feet to the Centerline of vacated Judson Street; thence South along the Centerline of vacated Judson Street 175.00 feet thence West, 460.00 feet to the point of beginning.

Exhibit C

Lots 1 through 12, Block 50, lying on the West side of Buck Run Creek and the south 30' of vacated 19th Street, South Side Park Addition.

Map of Fort Scott Revitalization Area 2007