



Russell County, Kansas Neighborhood Revitalization Plan 2023 - 2026

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Outline of Senate Bill 732

establishing the June 2, 1994

Kansas Neighborhood Revitalization Act

This law authorizes any municipality covered by the cash basis law to designate area within its boundaries as neighborhood revitalization areas and to provide rebates to taxpayers in the amounts of the incremental increases in property taxes resulting from improvements made to the property. The term "municipality" may include a city, township, school, county or other political subdivision. The rebates are to be made within 30 days of the payment of the taxes.

Neighborhood revitalization is defined, in part, to mean an area where there is a predominance of buildings which, by reason of age, history, architecture or significance, should be preserved or restored to productive use, (Sec. 11 [b] [3]).

Another definition within the new law is an area where there is the presence of substantial number of deteriorated or deteriorating structures, defective or inadequate streets, incompatible land use relationships, faulty lot layout in relation in relation to size, or the deterioration of site or other improvements which substantially impairs or arrests the sound growth of the city.

Prior to designation of such an area, the municipality must adopt a plan for the area which shall include, among other things, any proposals for improving or expanding various municipal services within the area, criteria to be used by the governing body for eligibility for rebates, and the application process. Notice and public hearing are required to the adoption of the plan.

Municipalities are authorized to create a neighborhood revitalization fund for this purpose and to place moneys from any lawful source and from the general fund. Any two or more municipalities may enter into interlocal cooperation agreements to exercise the powers under this act.

The Kansas Neighborhood Revitalization Act continues as the public policy of Kansas and is codified in Kansas Statutes Annotated 12-17,114, et seq.

Purpose and Factual Findings

This plan is intended to promote the revitalization and development of the County of Russell by stimulating new construction and the rehabilitation, conservation, or redevelopment of the area in order to protect the public health, safety or welfare of the residents of the county by offering certain incentives which include tax rebates. Nothing contained herein shall limit the authority of the Board of County Commissioners from offering other incentives and entering into agreements with entities for scaled projects, to encourage employment and/or growth in Russell County, as determined by the Board.

Using the word “blighted” to describe Russell County goes against the grain. However, recognizing the need for growth and revitalization of rural areas, such as Russell County, needs to happen for survival. Lack of housing, deteriorated residential, commercial, and industrial structures, low housing vacancy rates and loss of population contribute to the indicators of a “blighted” community.

We classified as a mining dependent county by the Economic Research Service of the USDA. Diversification of the local economy and improved housing conditions are needed to add stability.

In 2014, consultants RDG Planning & Design completed a housing study for the City of Russell. The study indicated all types of housing needs exist. Also, part of the housing study, a housing condition survey was conducted, the survey found that 12.6% of the city's housing stock was in poor or dilapidated condition; of those homes, 71% were over 70 years old (built before 1945). Looked at from another perspective, of the houses in Russell that were built before 1945 (70 years old or older), 21.0% were categorized in either Poor (18.7%) or Dilapidated (2.3%) condition. However, 79% of these older homes are in either Excellent (0.3%), Good (22.5%), or Fair (56.2%) condition. Problem homes in Russell are not confined to a few run-down neighborhoods, but rather are dispersed throughout the county.

The population has decreased to below 6,800 and labor force, employment and unemployment data in Russell County is also raising concerns.

The above indicators dictate that we must take charge of Russell County's future and develop and implement programs to incentivize improvements.

Legal Description of Neighborhood Revitalization Area

All the unincorporated areas of Russell County less the following areas:

sections 25-36 in Township 12 South Range 11 West of the 6th PM;

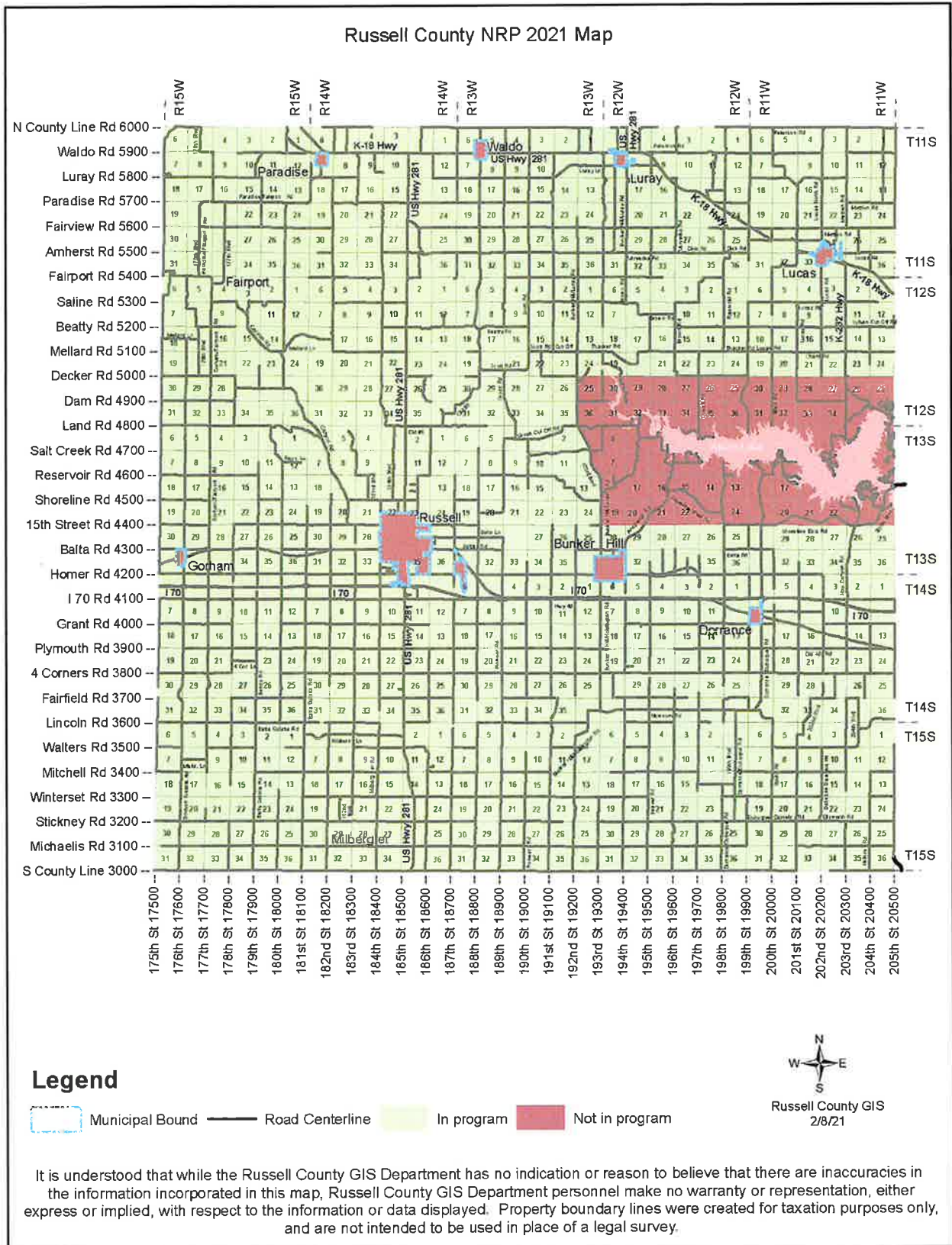
sections 25-36 in Township 12 South Range 12 West of the 6th PM;

Those portions in Sections 1 & 12 of Township 12 South Range 13 West of the 6th PM lying East of 193 Blvd;

Sections 1-24 Township 13 South Range 11 West of the 6th PM;

Sections 1-24 Township 13 South Range 12 West of the 6th PM

Neighborhood Revitalization Area Boundary Map



Assessed Value of Properties

The assessed valuation of the real estate contained in the area described above is listed below:
Market value of each real estate parcel, contained in the area, is on file in the Russell County Appraiser's Office.

Land - \$19,172,640
Improvements - \$14,067,270
Total - \$33,239,910

Listing of Owners of Record in Area

Each owner of record of each parcel of land is listed together with the corresponding address and is on file in the Russell County Appraiser's Office, Russell County, Kansas Courthouse.

Zoning Classifications and District Land Use Map

Maps indicating the existing zoning classifications, district boundaries, and the existing and proposed land uses can be viewed on the Russell County GIS site at <https://atci.maps.arcgis.com/apps/webappviewer/index.html?id=6ef3ee99afa94d90ae3c2ce781fe69a3> or at the GIS Office, Russell County Courthouse.

Capital Improvements Planned for the Area

Russell Area Comprehensive Plan Link

<https://www.russellcity.org/DocumentCenter/View/303/City-of-Russell-Comprehensive-Plan-PDF?bidId=>

Russell County Economic Development Strategic Plan -<https://www.russellcountyks.org/resources>

Criteria for Determination of Eligibility

- a) Unless changed by the participating public bodies, the Russell County, Kansas Neighborhood Revitalization Plan is to be in force for a three-year period beginning on January 1, 2023, and ending on January 1st, 2026. Application by the owner must be made before the period ends.
- b) Only properties located in Legal Description of Neighborhood Revitalization Area are eligible for rebates.
- c) "Structure" means any building, wall or other structure, including the building and improvements to existing structures and fixtures permanently assimilating and attached to the real estate. Rebates will apply to all residential, commercial, and agricultural structures.
- d) Construction of an improvement cannot have begun prior to completing and filing Application Parts 1 and 2 along with the non-refundable application fee.
- e) Any property that is delinquent in any real estate tax payments and/or special assessment in Russell County shall forfeit any current or future rebates.
- f) Tax rebates do not transfer with ownership of the qualifying property.
- g) There must be a minimum investment of five thousand dollars (\$5,000) for residential and ten thousand dollars (\$10,000) for commercial/industrial/agricultural in order to receive tax rebate.
- h) Rebates will be based on the increase of appraised value due to the rehabilitation, additions, or new construction. The increase in appraised value from such improvements will be determined by the county appraiser. Increases to the value of the land shall not be considered to be part of the total increase in value subject to the rebate.
- i) New, as well as existing improvements on the property must conform to all codes, rules, and regulations in effect at the time the improvements are made. Tax rebates may be terminated if improvements or new construction do not conform to code.
- j) Qualified improvements or new construction eligible for tax rebates under the Neighborhood Revitalization Plan may submit only one (1) application per project.
- k) Tax rebates are subject to approval of each taxing unit. See the County Clerk for taxing units who have adopted the Tax Rebate Program of the Neighborhood Revitalization Plan. A tax rebate will be based on increase in assessed value following the first full year of completion.
- l) Tax rebate will be made after taxes are paid in full. If property tax is paid in semi-annual payments, the rebate is made following the last payment.
- m) Construction must be completed within 18 months of the application date. Any requests for an extension beyond that period are discouraged but will be considered on a case-by-case basis.
- n) Only real property that is valued by the County Appraiser is eligible. This does not include state appraised property such as oil and gas, utilities, and transportation.
- o) 5% of the increased tax bill will be withheld from the rebate annually by the county for administration of the plan with a \$25 minimum.
- p) Rebates shall be limited to a maximum increase in appraised value of \$500,000.

Eligibility Requirements

Residential Improvements:

Rehabilitation, additions, or new construction of residential housing. Residential housing is defined as a residential structure used by the occupant of such structure for residential purposes. Examples are homes, apartments, townhouses, and duplexes.

A minimum investment of \$5,000 is required by the taxpayer to qualify.

Commercial/Industrial/Agricultural:

Rehabilitation, additions, or new constructions of any office, industrial, commercial, or agricultural structures.

A minimum investment of \$10,000 is required by the taxpayer to qualify.

Rebate Formula

<u>Years</u>	<u>Rebate</u>
1	50%
2	50%
3	50%
4	50%
5	50%

* Rebates shall be limited to a maximum increase in appraised value of \$500,000.

Application Procedure

- a) Prior to the commencement of construction on any improvement or new construction for which a tax rebate will be requested, the applicant/owner shall obtain an application for a tax rebate from Russell County Economic Development.
- b) The applicant/owner shall contact the County Appraiser and County Clerk prior to the submission of the tax rebate application and have them complete and sign their portion of Application – Part 1.
- c) Application – Part 1 must be signed by the applicant/owner and filed along with a non-refundable \$50 application fee payable to Russell County prior to the commencement of construction.
- d) The Russell County Economic Development Director shall be notified by the owner when the construction project begins by filing Application – Part 2, the commencement of construction form.
- e) Upon completion of construction the applicant/owner shall file Application – Part 3 with the Russell County Economic Development Director. Receipts must be attached. The Russell County Economic Development Director shall supply the County Appraiser’s Office with a copy of Application – Part 3 within ten working days of receipt.
- f) The County Appraiser, after having received Application – Part 3 from Russell County Economic Development, shall conduct an on-site inspection of the construction project (improvement or rehabilitation) and determine the new valuation of the real estate according. The new valuation is then reported to the County Clerk by June 1. The tax records shall be revised.
- g) Upon full-payment of the real estate taxes by the taxpayer, before the delinquent date of May 11 on the property in the plan, the rebates approved for payment in the amount of the tax increment will be made within thirty (30) days after the next distribution date as specified in the K.S.A. 12-1678a, and the amendments thereto less an administrative fee as specified in the Interlocal Agreement. The tax rebate shall be made by the County Treasurer’s Office of Russell County through the Neighborhood Revitalization Fund established in conjunction with the other taxing units participating in an Interlocal Agreement.
- h) The Russell County Economic Development Director will prepare an annual report on the rebate program and submit the same to the County Clerk and other local taxing units.
- i) If taxes become delinquent on the property, the rebate will terminate as provided in the plan. The County Clerk will notify the Russell County Economic Development Director of the tax delinquency.
- j) If property is sold, seller is required to notify the County Appraiser. The rebate will not transfer to a new owner whether transferred by sale, gift, inheritance or otherwise.



Russell County, Kansas Neighborhood Revitalization Plan Application - Part 1

Owners Name:

Owners Mailing Address:

Phone:	Email:
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Property Address:

Parcel ID #:	Township:
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School District:	Property Legal Description: Attach Sheet
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Property Use:	Commercial	Industrial	Agricultural	Residential
	New	Addition	Rehab	

List Improvements and Associated Costs: Attach plans, drafts, budget, estimates, etc.

Estimate Date of Completion:

County Appraiser's Statement:

As of _____, 20____, the assessed valuation of this property is:

Land: \$ _____

Improvements: \$ _____

Totals: \$ _____

By: _____ Date: _____

(Russell County Appraiser's Office)

County Clerk's Statement:

As of _____, 20____, the taxes on this parcel are:

Current: _____

Not Current: _____

By: _____ Date: _____

(Russell County Clerk's Office)

The applicant is hereby informed that the difference in value before and after rehabilitation will be determined by the change in appraised value and may not equal the dollars spent.

I have read and do hereby agree to follow all application procedures and criteria. I further understand that this application will be void one year from the date below, if improvements or construction hasn't begun.

By: _____ Date: _____

(Applicant)

*A non-refundable \$50 application fee must accompany this original application to the Russell County Economic Development Office, made payable to Russell County.



Russell County, Kansas Neighborhood Revitalization Plan Application - Part 2

Commencement of Construction -

Applicants Name:

Phone:	Email:
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Property Address:

Parcel ID #:	Township:
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Date for construction to Begin:	Estimated Date of Completion:
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I understand that this application will be void 18 months from the date construction started unless the construction is finished before then.

By: _____ Date: _____
(Applicants Signature)

File original with:

Russell County Economic Development
Economic Development Director



Russell County, Kansas Neighborhood Revitalization Plan Application - Part 3

Completion of Construction -

Applicants Name:

Property Address:

Parcel ID #:	Township:
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By my signature I certify that the project applied for under the Russell County Neighborhood Revitalization Plan is complete.

By: _____ Date: _____
(Applicants Signature)

File original with:

Russell County Economic Development
Economic Development Director

RESOLUTION 2022-15

AN ORDINANCE adopting a neighborhood revitalization plan and designating a revitalization area, all as provided for in K.S.A. 12-17, 114 et seq., Neighborhood Revitalization Act, and authorizing the county to enter into an Interlocal Agreement to provide for the Implementation of the plan.

BE IT ORDAINED BY THE GOVERNING BODIES OF RUSSELL COUNTY, KANSAS, THE BIG CREEK, CENTER, FAIRFIELD, FAIRVIEW, GRANT, LINCOLN, LURAY, PARADISE, PLYMOUTH, RUSSELL, WALDO AND WINTERSSET TOWNSHIPS OF RUSSELL COUNTY, KANSAS, UNIFIED SCHOOL DISTRICT #407, UNIFIED SCHOOL DISTRICT #399 AND UNIFIED SCHOOL DISTRICT #299:

Section 1. Hearing.

The Governing Bodies of Big Creek, Center, Fairfield, Fairview, Grant, Lincoln, Luray, Paradise, Plymouth, Russell, Waldo and Wintersset Townships pursuant to Notice of Public Hearing did hold a public hearing on June 9, 2022 to hear and consider public comments on the Neighborhood Revitalization Plan as required by K.S.A. 12-17,114.

The Governing Body of Russell County, Kansas pursuant to Notice of Public Hearing did hold a public hearing on September 19, 2022 to hear and consider public comments on the Neighborhood Revitalization Plan as required by K.S.A. 12-17,114.

The Governing Body of Unified School District #407 pursuant to Notice of Public Hearing did hold a public hearing on August 8, 2022 to hear and consider public comments on the Neighborhood Revitalization Plan as required by K.S.A. 12-17,114.

The Governing Body of Unified School District #399 pursuant to Notice of Public Hearing did hold a public hearing on July 18, 2022 to hear and consider public comments on the Neighborhood Revitalization Plan as required by K.S.A. 12-17,114.

The Governing Body of Unified School District #299 pursuant to Notice of Public Hearing did hold a public hearing on August 8, 2022 to hear and consider public comments on the Neighborhood Revitalization Plan as required by K.S.A. 12-17,114.

Section 2. _____ Neighborhood Revitalization Plan.

The Governing Bodies of Russell County, Kansas, the Big Creek, Center, Fairfield, Fairview, Grant, Lincoln, Luray, Paradise, Plymouth, Russell, Waldo and Wintersset Townships, and Unified School Districts #407, #399, and #299 do hereby adopt the Neighborhood Revitalization Plan, attached hereto, labeled Exhibit A and incorporated by reference as if fully set forth herein.

Section 3. _____ Designation of Neighborhood Revitalization Area.

Pursuant to K.S.A. 12-17,116 the Governing Bodies of Russell County, Kansas, the Big Creek, Center, Fairfield, Fairview, Grant, Lincoln, Luray, Paradise, Plymouth, Russell, Waldo and Wintersset Townships, and Unified School Districts #407, #399, and #299 hereby designate the following described property as the Neighborhood Revitalization area and finds that said area contains:

- A. A predominance of buildings which by reason of dilapidation are detrimental to public health, safety and welfare;
- B. A substantial number of deteriorating structures which impairs sound growth of the township and retards provision of housing and constitutes an economic liability;
- C. A predominance of buildings which are significant and should be restored to a productive use.

and finds that the rehabilitation, conservation and redevelopment of said area is necessary to protect the public health, safety and welfare of the residents of the above Townships. The Neighborhood Revitalization area is described as follows: (See Attachment A-Legal Descriptions.)

Section 4. Interlocal Agreement.

The governing bodies of Big Creek, Center, Fairfield, Fairview, Grant, Lincoln, Luray, Paradise, Plymouth, Russell, Waldo and Winterset Townships are authorized to enter into an Interlocal Agreement to provide for the implementation of the Neighborhood Revitalization Plan as authorized by K.S.A. 12-2901 et seq.

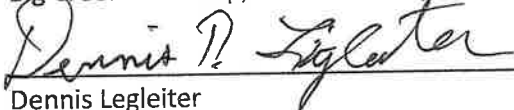
Section 5. Program Termination Date.

The Neighborhood Revitalization Plan tax rebate shall terminate on January 1, 2026.

This ordinance shall take effect and be in force after its passage, approval and publication in the official county newspaper.

PASSED AND ADOPTED BY THE GOVERNING BODIES OF BIG CREEK, CENTER, FAIRFIELD, FAIRVIEW, GRANT, LINCOLN, LURAY, PARADISE, PLYMOUTH, RUSSELL, AND WINTERSSET TOWNSHIPS, RUSSELL COUNTY, KANSAS, THIS 9th DAY OF JUNE, 2022.

Big Creek Township, Russell County, Kansas



Dennis Legleiter
 Big Creek Township, Trustee

Center Township, Russell County, Kansas



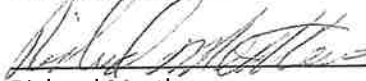
Ray Kepka, Jr.
 Center Township, Trustee

Fairfield Township, Russell County, Kansas



Jesse Boomhower
 Fairfield Township, Trustee

Fairview Township, Russell County, Kansas



Richard Mettlen

Fairview Township, Trustee

Grant Township, Russell County, Kansas



Jamie Tomlinson

Grant Township, Trustee

Lincoln Township, Russell, Kansas



Talbot Driscoll

Lincoln Township, Trustee

Luray Township, Russell County, Kansas



Kurt Walker

Luray Township, Trustee

Paradise Township, Russell County, Kansas



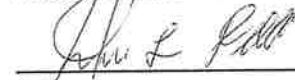
Tony Chrisler, Trustee

Plymouth Township, Russell County, Kansas



Richard Whitmer, Trustee

Russell Township, Russell County, Kansas



John Driscoll

Russell Township, Trustee

Waldo Township, Russell County, Kansas



Mike Finkenbinder, Trustee

Winterset Township, Russell County, Kansas

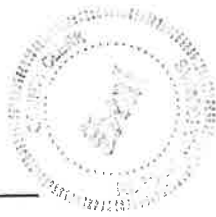


Larry Bender

Winterset Township, Trustee

ATTEST:

Mary K. Nuss
Mary K. Nuss, County Clerk



PASSED AND ADOPTED BY THE GOVERNING BODY OF RUSSELL COUNTY, KANSAS, THIS 19th DAY OF SEPTEMBER, 2022.

Board of County Commissioners of
Russell County, Kansas

Steve Reinhardt
Steve Reinhardt, Chairman

[Signature]
Duke Strobel, Member

Daron Woelk
Daron Woelk, Member

ATTEST:

Mary K. Nuss
Mary K. Nuss, County Clerk



PASSED AND ADOPTED BY THE GOVERNING BODY OF USD #407, THIS 9th DAY OF JUNE, 2022.

Unified School District #407 Board of Education

[Signature]
President

ATTEST:

Jane McCline
USD #407 Board Secretary

PASSED AND ADOPTED BY THE GOVERNING BODY OF USD #399, THIS 9th DAY OF JUNE, 2022.

Unified School District #399 Board of Education

[Signature]
President

ATTEST:

Camelia Ellis
USD #399 Board Secretary

PASSED AND ADOPTED BY THE GOVERNING BODY OF USD #299, THIS 9th DAY OF JUNE, 2022.

Unified School District #299 Board of Education

Alan L.

President

ATTEST:

Pamela Schneider

USD #299 Board Secretary

APPROVED BY:

Kansas Attorney General

INTERLOCAL AGREEMENT

THIS INTERLOCAL AGREEMENT (hereinafter referred to as "Agreement") entered into this ____ day of November, 2022, by and between Big Creek, Center, Fairfield, Fairview, Grant, Lincoln, Luray, Paradise, Plymouth, Russell, Waldo and Winterset Townships, duly organized municipal corporations hereinafter referred to as "townships", Unified School District #407, hereinafter referred to as USD #407, Unified School District #399, hereinafter referred to as USD #399, Unified School District #299, hereinafter referred to as USD #299, and Russell County hereinafter referred to as "County."

WHEREAS, K.S.A. 12-2904 allows public agencies to enter into interlocal agreements to jointly perform certain functions including economic development; and

WHEREAS, all parties are pursuant to K.S.A. 12-2903 public agencies, capable of entering into interlocal agreements; and

WHEREAS, K.S.A. 12-17,114 et seq. provides a program for Neighborhood Revitalization and further allows for the use of interlocal agreements between municipalities to further Neighborhood Revitalization; and

WHEREAS, it is the desire and intent of the parties hereto to provide the maximum economic development incentive as provided for in K.S.A. 12-17,119 by acting jointly.

NOW, THEREFORE, IN CONSIDERATION OF THE MUTUAL COVENANTS CONTAINED HEREIN THE PARTIES AGREE AS FOLLOWS:

1. The parties agree to consider and act upon a Neighborhood Revitalization Plan in substantially the same form and content as Exhibit A, attached hereto and incorporated by reference as if fully set forth herein. The parties further agree the Neighborhood Revitalization Plan as adopted will not be amended by any of the parties except as may be necessary to comply with applicable law or regulation.
2. The parties further agree that the County shall administer the Neighborhood Revitalization Plan as adopted by each party on behalf of the signatory parties. The County shall create a Neighborhood Revitalization fund pursuant to K.S.A. 12-17,118 and amendments. Any increments in property taxes received by the signatory parties resulting from qualified improvements to property pursuant to the Neighborhood Revitalization Plan shall be credited to the County's Neighborhood Revitalization Fund. The parties acknowledge and agree that 5% of the increased tax bill will be withheld annually by the county for the administration of the plan with a \$15 minimum.
3. This Agreement shall expire January 1, 2026. The parties agree to undertake annual review of the Neighborhood Revitalization Plan commencing on or before December 1, 2022 to determine any needed modifications to the Neighborhood Revitalization Plan and participation in a new interlocal agreement. The parties agree that termination of this agreement by any party prior to January 1, 2026 would adversely impact the plan and, consequently, this agreement makes no provisions for termination prior to the expiration date.
4. The parties understand that USD #299 may during the term of this plan, receive the transfer of lands from Unified School District #112. In the event that occurs, lands which are currently in USD #112, but which transfer to USD #299 and which lands are located in Russell County, Kansas, shall be included in the plan. In the event this occurs, a new description of the plan boundaries and a new map of the same shall be prepared.

5. This agreement shall be executed in several counterparts, all of which together shall constitute one original agreement.

IN WITNESS WHEREOF, the parties have hereto executed this contract as of the day and first above written.

Big Creek Township, Russell County, Kansas

Dennis D. Legleiter Date _____

Dennis Legleiter
Big Creek Township, Trustee

Center Township, Russell County, Kansas

Ray A. Kepka Jr Date 12/14/22

Ray Kepka, Jr.
Center Township, Trustee

Fairfield Township, Russell County, Kansas

Jesse Boomhower Date 12-15-22

Jesse Boomhower
Fairfield Township, Trustee

Fairview Township, Russell County, Kansas

Richard Mettlen Date 12-14-22

Richard Mettlen
Fairview Township, Trustee

Grant Township, Russell County, Kansas

Jamie Tomlinson Date 12-20-22

Jamie Tomlinson
Grant Township, Trustee

Lincoln Township, Russell, Kansas

Talbot Driscoll Date _____

Talbot Driscoll
Lincoln Township, Trustee

Luray Township, Russell County, Kansas

Kurt Walker Date 12-12-2022

Kurt Walker
Luray Township, Trustee

Paradise Township, Russell County, Kansas

Tony Chrisler Date 12-12-2022
Tony Chrisler, Trustee

Plymouth Township, Russell County, Kansas

Richard Whitmer Date 12-12-22
Richard Whitmer, Trustee

Russell Township, Russell County, Kansas

John L Driscoll Date 12-14-22
John Driscoll
Russell Township, Trustee

Waldo Township, Russell County, Kansas

Mike Finkenbinder Date 12-19-22
Mike Finkenbinder, Trustee

Winterset Township, Russell County, Kansas

Larry Bender Date 12-8-22
Larry Bender
Winterset Township, Trustee

ATTEST:

Mary K. Nuss
Mary K. Nuss, County Clerk



Board of County Commissioners of
Russell County, Kansas

Steve Reinhardt
Steve Reinhardt, Chairman

Duke Strobel
Duke Strobel, Member

Daron Woelk
Daron Woelk, Member

ATTEST:

Mary K. Nuss
Mary K. Nuss, County Clerk



Unified School District #407 Board of Education

Kathy Walcott
President

ATTEST:

Jane McLine
USD #407 Board Secretary

Unified School District #399 Board of Education

[Signature]
President

ATTEST:

Cambria Ellis
USD #399 Board Secretary

Unified School District #299 Board of Education

[Signature]
President

ATTEST:

Pamela Schneider
USD #299 Board Secretary

STATE OF KANSAS
RUSSELL
COUNTY

Affidavit of SS. Publication

Frank Mercer, being first duly sworn, deposes and says: That he is publisher of the *Russell County News*, a weekly newspaper printed in the State of Kansas, and published in and of general circulation in Russell County, Kansas, with a general paid circulation on a weekly basis in Russell County, Kansas, and that said newspaper is not a trade, religious or fraternal publication.


Said newspaper is a weekly published one day a week and has been published continuously and uninterruptedly in said county and state for a period of more than five years prior to the first publication of said notice; and has been admitted at the post office of Russell, Kansas, in said county as second class matter.

That the attached notice is a true copy thereof and was published in the regular and entire issue of said newspaper for 2 consecutive Weeks, the first publication thereof being made as aforesaid on the 7 day of July, 2022, with subsequent publications being made on the following dates:

14 July, 2022 _____, 20_____
_____, 20_____, 20_____
_____, 20_____, 20_____

Signed: [Signature]

Subscribed and sworn to before me this 26 day of Sept, 2022.

 NOTARY PUBLIC - State of Kansas
SUSAN R. KRILEY
My Appt. Expires 6-5-2023

[Signature]
Notary Public's Signature

My commission expires: June 5 2023

Publication Fee \$ 97.06
Affidavit, Notary's Fee \$ 1.00
Additional copies @ \$ _____
Total Publication Fee \$ 98.06

Legal Notice

Unified School District #399 PUBLIC HEARING NOTICE

Unified School District #399 will hold a public hearing to consider the adoption of a Neighborhood Revitalization Plan within Russell County. This plan would require entering an interlocal agreement with Russell County, the

Townships of Big Creek, Center, Fairfield, Fairview, Grant, Lincoln, Luray, Paradise, Plymouth, Russell, Waldo, and Winterset, USD #407, USD #299, and USD #112 for the purposes of promoting revitalization and development to enhance public health, safety, or welfare of the residents of the district. More specifically a tax rebate incentive will be available for certain improvements within the certain boundaries within the

school district limits. This public hearing is scheduled for July 18, 2022, at 7:00 pm to be held at Natoma High School, 710 5th St., Natoma, KS, 67651. Reasonable accommodations are available for persons needing assistance. Requests for accommodations should be submitted to Mike Parsons, Economic Development Director, 785-483-4000 by July 21, 2022, at 5:00 pm. Action may be taken. July 7, 14

STATE OF KANSAS
RUSSELL
COUNTY

Affidavit of SS. Publication

Frank Mercer, being first duly sworn, deposes and says: That he is publisher of the *Russell County News*, a weekly newspaper printed in the State of Kansas, and published in and of general circulation in Russell County, Kansas, with a general paid circulation on a weekly basis in Russell County, Kansas, and that said newspaper is not a trade, religious or fraternal publication.

Said newspaper is a weekly published one day a week and has been published continuously and uninterruptedly in said county and state for a period of more than five years prior to the first publication of said notice; and has been admitted at the post office of Russell, Kansas, in said county as second class matter.

That the attached notice is a true copy thereof and was published in the regular and entire issue of said newspaper for 2 consecutive Weeks, the first publication thereof being made as aforesaid on the 8 day of Sept, 2022, with subsequent publications being made on the following dates:

15 Sept, 2022 _____, 20_____
_____, 20_____, 20_____
_____, 20_____, 20_____

Signed: [Signature]

Subscribed and sworn to before me this 23 day of Sept, 2022.

NOTARY PUBLIC - State of Kansas
SUSAN R. KRILEY
My Appt. Expires 6-5-23

[Signature]
Notary Public's Signature
June 5, 2023

My commission expires: _____

Publication Fee \$ 105.32
Affidavit, Notary's Fee \$ 1.00
Additional copies @ \$ _____
Total Publication Fee \$ 106.32

Legal Notice

Townships of Big Creek, Center, Fairfield, Fairview, Grant, Lincoln, Luray, Paradise, Plymouth, Russell, Waldo, and Winterset, USD #407, USD #299, and USD #399 for the purposes of promoting revitalization and development to enhance public health, safety, or welfare of the residents of the district. More specifically a tax rebate incentive will be available for certain improvements within the county limits. This public hearing is scheduled for September 19, 2022, at 1:00 pm to be held at the Russell County Courthouse, 410 N. Main St., Russell, Ks. 67665. Reasonable accommodations are available for persons needing assistance. Requests for accommodations should be submitted to Mike Parsons, Economic Development Director, 785-483-4000 by September 16, 2022, at 5:00 pm. Action may be taken.

Sept. 8, 15

Affidavit of SS. Publication

Frank Mercer, being first duly sworn, deposes and says: That he is publisher of the *Russell County News*, a weekly newspaper printed in the State of Kansas, and published in and of general circulation in Russell County, Kansas, with a general paid circulation on a weekly basis in Russell County, Kansas, and that said newspaper is not a trade, religious or fraternal publication.

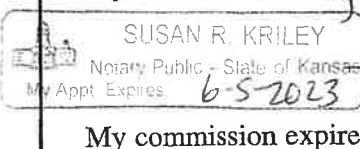
Said newspaper is a weekly published one day a week and has been published continuously and uninterruptedly in said county and state for a period of more than five years prior to the first publication of said notice; and has been admitted at the post office of Russell, Kansas, in said county as second class matter.

That the attached notice is a true copy thereof and was published in the regular and entire issue of said newspaper for 2 consecutive weeks, the first publication thereof being made as aforesaid on the 28 day of July, 2022, with subsequent publications being made on the following dates:

4 Aug, 2022 _____, 20____
_____, 20_____, 20_____
_____, 20_____, 20_____

Signed: [Signature]

Subscribed and sworn to before me this 5 day of August, 2022.

 Susan R Kriley
Notary Public's Signature

My commission expires: June 5, 2023

Publication Fee \$ 100.14
Affidavit, Notary's Fee \$ 1.00
Additional copies @ \$ _____
Total Publication Fee \$ 101.14

Legal Notice

August 8, 2022, at 7:30 pm to be held at Sylvan Grove High School, 504 West 4th St., Sylvan Grove, Ks, 67481. Reasonable accommodations are available for persons needing assistance. Requests for accommodations should be submitted to Mike Parsons, Economic Development Director, 785-483-4000 by August 8, 2022, at 5:00 pm. Action may be taken.

Center, Fairfield, Fairview, Grant, Lincoln, Luray, Paradise, Plymouth, Russell, Waldo, and Winterset, USD #407, USD #399, and USD #112 for the purposes of promoting revitalization and development to enhance public health, safety, or welfare of the residents of the district. More specifically a tax rebate incentive will be available for certain improvements within certain boundaries within the school district limits. This public hearing is scheduled for

(First published in the *Russell County News* Thursday, July 28, 2022)

ified School District #299 PUBLIC HEARING NOTICE

ified School District #299 hold a public hearing to consider the adoption of a neighborhood Revitalization plan within Russell County. This plan would require entering into an interlocal agreement with Russell County, the townships of Big Creek,

July 28, Aug. 4

Affidavit of SS. Publication

Frank Mercer, being first duly sworn, deposes and says: That he is publisher of the *Russell County News*, a weekly newspaper printed in the State of Kansas, and published in and of general circulation in Russell County, Kansas, with a general paid circulation on a weekly basis in Russell County, Kansas, and that said newspaper is not a trade, religious or fraternal publication.

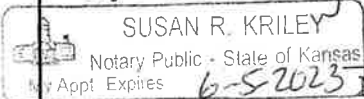
Said newspaper is a weekly published one day a week and has been published continuously and uninterruptedly in said county and state for a period of more than five years prior to the first publication of said notice; and has been admitted at the post office of Russell, Kansas, in said county as second class matter.

That the attached notice is a true copy thereof and was published in the regular and entire issue of said newspaper for 2 consecutive weeks, the first publication thereof being made as aforesaid on the 20 day of July, 2022, with subsequent publications being made on the following dates:

4 Aug, 2022 _____, 20____
_____, 20____, 20____
_____, 20____, 20____

Signed: [Signature]

Subscribed and sworn to before me this 5 day of August, 2022.

 SUSAN R. KRILEY
Notary Public - State of Kansas
My Appt Expires 6-5-2023

[Signature]
Notary Public's Signature

My commission expires: June 5, 2023

Publication Fee \$ 100.14
Affidavit, Notary's Fee \$ 1.00
Additional copies @ \$ _____
Total Publication Fee \$ 101.14

Legal Notice

Center, Fairview, Fairview, August 8, 2022, at 5:30 pm to be held at the Central Administration Office, 802 North Main St., Russell, Ks, 67665. Reasonable accommodations are available for persons needing assistance. Requests for accommodations should be submitted to Mike Parsons, Economic Development Director, 785-483-4000 by August 8, 2022, at 3:00 pm. Action may be taken.

Grant, Fairfield, Luray, Paradise, Plymouth, Russell, Waldo, and Winterset, USD #399, USD #299, and USD #112 for the purposes of promoting revitalization and development to enhance public health, safety, or welfare of the residents of the district. More specifically a tax rebate incentive will be available for certain improvements within the school district limits. This public hearing is scheduled for

(First published in the *Russell County News* Thursday, July 28, 2022)

Unified School District #407 PUBLIC HEARING NOTICE

Unified School District #407 will hold a public hearing to consider the adoption of a Neighborhood Revitalization Plan within Russell County. This plan would require entering an interlocal agreement with Russell County, the Townships of Big Creek,

July 28, Aug. 4

**Affidavit of
SS. Publication**

Frank Mercer, being first duly sworn, deposes and says: That he is publisher of the *Russell County News*, a weekly newspaper printed in the State of Kansas, and published in and of general circulation in Russell County, Kansas, with a general paid circulation on a weekly basis in Russell County, Kansas, and that said newspaper is not a trade, religious or fraternal publication.

Said newspaper is a weekly published one day a week and has been published continuously and uninterruptedly in said county and state for a period of more than five years prior to the first publication of said notice; and has been admitted at the post office of Russell, Kansas, in said county as second class matter.

That the attached notice is a true copy thereof and was published in the regular and entire issue of said newspaper for 2 consecutive week,


the first publication thereof being made as aforesaid on the 26 day of May, 2022, with subsequent publications being made on the following dates:

June 2, 2022 _____, 20____
_____, 20____, 20____
_____, 20____, 20____

Signed: [Signature]

Subscribed and sworn to before me this 3

day of June, 2022.

 SUSAN R. KRILEY
Notary Public - State of Kansas
My App! Expires 6-5-2023

[Signature]
Notary Public's Signature

My commission expires: June 5 2023

Publication Fee \$ 109.20
Affidavit, Notary's Fee \$ 1.00
Additional copies @ \$ _____
Total Publication Fee \$ 110.20



Legal Notice

(First published in the *Russell County News* Thursday, May 26, 2022)

BIG CREEK, CENTER, FAIRFIELD, FAIRVIEW, GRANT, LINCOLN, LURAY, PARADISE, PLYMOUTH, RUSSELL, WALDO, WINTERSSET

PUBLIC HEARING NOTICE

The Townships of Big Creek, Center, Fairfield, Fairview, Grant, Lincoln, Luray, Paradise, Plymouth, Russell, Waldo, and Wintersset; Russell County, Kansas will hold a public hearing to consider the adoption of a Neighborhood Revitalization Plan within the Townships. This plan would require entering an interlocal agreement with Russell County, USD #407, USD #399, USD #299, and USD #112 for the purposes of promoting revitalization, and development within the townships to enhance public health, safety or welfare of the residents of the township. More specifically a tax rebate incentive will be available for certain improvements within certain boundaries within the township limits.

This public hearing is scheduled for June 9, 2022, at 6:00 pm to held at the Russell Elks Lodge Blue Room, 510 S. Front St., Russell, Ks, 67665. Reasonable accommodations are available for persons needing assistance. Requests for accommodations should be submitted to Mike Parsons, Economic Development Director, 785-483-4000 by June 6, 2022, at 5:00 pm. Action may be taken by any or all Township Boards.

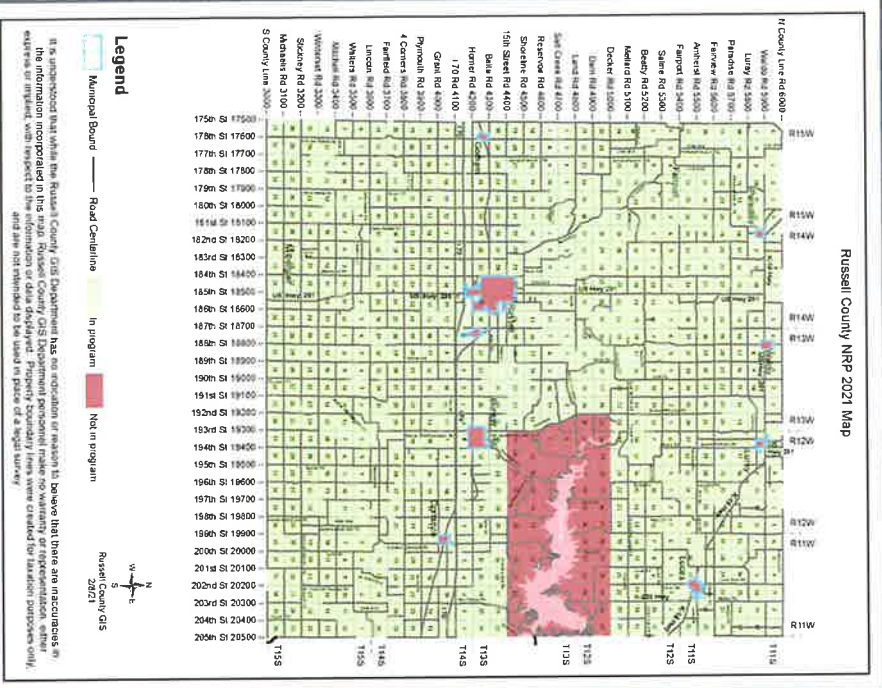
May 26, June 2



Russell County, Kansas Neighborhood Revitalization Plan 2023-2026

The Russell County, Kansas Neighborhood Revitalization Plan is intended to promote the revitalization and development of the County of Russell by stimulating new construction and the rehabilitation, conservation, or redevelopment of the area in order to protect the public health, safety or welfare of the residents of the county by offering certain incentives which include tax rebates.

Russell County NRP 2021 Map



Rebate Amounts

Year(s)	Rebate
1	50%
2	50%
3	50%
4	50%
5	50%

Residential Improvements

Rehabilitation, additions, or new construction of residential housing. Residential housing is defined as a residential structure used by the occupant of such structure for residential purposes. Examples are homes, apartments, townhouses, and duplexes.

*Minimum investment of \$5,000 is required by the taxpayer to qualify.

Commercial/Industrial/Agricultural

Rehabilitation, additions, or new constructions of any office, industrial, commercial, or agricultural structures.

*Minimum investment of \$10,000 is required by the taxpayer to qualify.

NRP Contacts

Russell County Economic Development Office	Russell County Appraiser's Office	Russell County Clerk
785-483-4000	785-483-5551	785-483-4641
331 E. Wichita Ave, Russell	401 N. Main Street, Russell	401 N. Main Street, Russell

The Russell County, Kansas Neighborhood Revitalization Plan is intended to promote the revitalization and development of the County of Russell by stimulating new construction and the rehabilitation, conservation, or redevelopment of the area in order to protect the public health, safety or welfare of the residents of the county by offering certain incentives which include tax rebates.

*Rebates shall be limited to a maximum increase in appraised value of \$500,000.

*The rebate will not transfer to a new owner whether transferred by sale, gift, inheritance or otherwise.

NRP Contact Information:

Russell County
Economic Development
(785) 483-4000
331 E. Wichita Ave, Russell

Russell County Appraiser
(785) 483-5551
401 N. Main Street, Russell

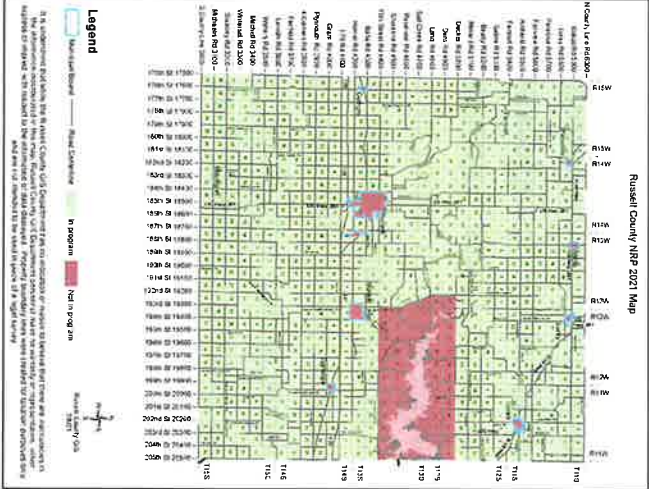
Russell County Clerk
(785) 483-4641
401 N. Main Street, Russell

**Russell County,
Kansas
Neighborhood
Revitalization Plan
2023-2026**



Rebate Amounts

1	50%
2	50%
3	50%
4	50%
5	50%



Residential Improvements

Rehabilitation, additions, or new construction of residential structure used by the occupant of such structure for residential purposes. Examples are homes, apartments, townhouses, and duplexes.

*Minimum investment of \$5,000.00 is required by the taxpayer to qualify.

Commercial/Industrial/

Agricultural

Rehabilitation, additions, or new constructions of any office, industrial, commercial, or agricultural structures.

*Minimum investment of \$10,000.00 is required by the taxpayer to qualify.

Application Process

*Application Part 1 & 2 must be complete before commencement of construction.

Application Part 1— must be signed by the Clerk and Appraiser and submitted to the Economic Development Director along with application fee.

Application Part 2—which is the commencement of construction form must be submitted to the Economic Development Director.

Application Part 3—upon completion of the project, part 3 must be filed with the Economic Development Director with required documents. Appraiser then completes on-site inspection to determine value—and reports to Clerk.

Rebate shall be made by the Treasurers Office upon full payment of real estate taxes.