

CITY OF GREELEY
NEIGHBORHOOD
REVITALIZATION PLAN

January 1, 2026

Residential
Commercial and Industrial

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The Neighborhood Revitalization Plan will be reviewed by the City Councilmembers, Anderson County, and USD 365 every three years at which time modifications to the program may be considered.

CITY OF GREELEY NEIGHBORHOOD REVITALIZATION TAX REBATE PROGRAM

This plan is intended to promote the revitalization and development of the City of Greeley by stimulating new construction and rehabilitation, conservation or redevelopment of residential, commercial and industrial properties. This revitalization will promote the prosperity of our city by protecting the health, safety and welfare of the citizens by offering tax rebates as incentives for investments in rehabilitating our community. More specifically, certain incentives will be used for the acquisition and/or removal of abandoned structures and a tax rebate incentive will be available for certain improvements. The property owner will receive an annual rebate of 95% of the net new taxes paid resulting from the improvements made (after processing fee in the amount of 5% of the gross tax rebate or \$75, whichever is greater, is retained by Anderson County to cover administrative costs.)

In accordance with the provisions of K.S.A. 12-17,114 et seq., the City Council held a public hearing and considered the existing conditions and alternatives with respect to the desired area, the criteria and standards for a tax rebate and the necessity for inter-local cooperation among the taxing units. Accordingly, the Council has carefully reviewed, evaluated and determined the area meets one or more of the conditions to be designated as a “neighborhood revitalization area or dilapidated structure.”

DISCLAIMER

In the event the county experiences a natural disaster, as determined by the governing body, this plan shall utilize the value of the property on January 1 prior to said disaster for the appraised value prior to revitalization efforts.

SECTION I

GENERAL PROGRAM CRITERIA AND ELIGIBILITY REQUIREMENTS

- A. It is important to note that not all improvements are eligible for consideration under this plan. “Structure” means any building, wall or other structure, including the building and improvements to existing structures and fixtures permanently assimilated to the real estate. Improvements that are not eligible for this plan include but are not limited to:

Non-real estate items, sprinkling systems, fences, landscaping, gazebos, garden type structures, patios, hot tubs, swimming pools, irrigation wells and equipment both agriculture and residential.

- B. There will be a three (3) year application period beginning January 1st, 2026, ending December 31st, 2028. At the end of the three (3) years, the taxing entities will review the plan and determine

its continuation. Those approved during the three (3) year period will continue to receive the tax rebate up to the maximum number of years they qualified for. The governing bodies reserve the right to make adjustments to the program at any time.

- C. Construction of an improvement must have commenced on or after January 1, 2026, as documented by the City of Greeley building permit.
- D. An application for a rebate must be filed within seven (7) calendar days of the issuance of the building permit.
- E. There must be a minimum increase in appraised value of 10% for residential and commercial and industrial properties as determined by the Anderson County Assessor and documented accordingly on the respective building permit.
- F. New as well as existing improvements on property must conform to all local, state, and federal codes, rules and regulations in effect at the time the improvements are made and shall remain in conformance for the duration of the rebate period or rebate shall be terminated.
- G. Any property owner that is currently delinquent in any tax payment or special assessment to Anderson County or the City of Greeley shall not be eligible for a rebate until such time as all taxes, bills and assessments have been paid. If at any time in future years the property owner becomes delinquent, the property tax rebate will not be given for the year or years in which the taxes are delinquent.
- H. Qualified improvements on new construction eligible for tax rebates under Neighborhood Revitalization Plan may submit only one application per project.
- I. Tax rebates are subject to the approval of each taxing unit. Contact the Anderson County Clerk for taxing units who have adopted the Tax Rebate Program of the Neighborhood Revitalization Plan. A tax rebate will be based on the increase in assessed value following the first full year of completion.
- J. Tax rebates transfer with ownership of the qualifying property. The tax rebate period does not change, and the termination of the rebate is still calculated based on the original application date and not on the dates of the new transfer of ownership.
- K. Construction must be completed within one year of the application date for the tax rebate. A one-year extension may be allowed by the City Council under certain circumstances.
- L. No application will be considered for an improvement for which an unresolved tax protest has been filed.
- M. If future year values are protested, the property owner shall take the lesser of the two values for the purpose of this program, i.e. the rebate from this program or the abated value as granted by the Board of Tax Appeals.

- N. Property eligible for tax incentives under any program adopted pursuant to statutory or constitutional authority shall be eligible to submit an application.
- O. Any rebate granted for a property class will be nullified if the property owner changes the property classification, i.e. from the residential to the commercial classification.

SECTION II

THE NEIGHBORHOOD REVITALIZATION AREA

The Revitalization District shall include the entire area within the City of Greeley, in Anderson County, Kansas.

SECTION III

ASSESSED VALUATION OF LAND AND BUSINESS WITHIN AREA

The current valuation of land and improvements within the plan area shall be the official figures for appraised value kept and maintained by the Anderson County Appraiser's office.

SECTION IV

LISTING OF OWNER OF RECORD IN AREA

The names and addresses of owner of record of real estate within the area are on file in the Anderson County Appraiser's office.

SECTION V

EXISTING ZONING AND LAND USE

A zoning map, a list of zoning districts for the area and existing land use map are on file in the City Clerk's office at City Hall, 531 Warne St.

SECTION VI

CAPITAL IMPROVEMENT PLANNED FOR THE AREA

Capital improvements to the designated areas may include reclamation and chip seal, mill and overlay, curb and gutter, sidewalk replacement and/or installation and possible updating of utility infrastructure.

SECTION VII

PROPERTIES ELIGIBLE FOR TAX REBATE

A. Residential Property

1. Rehabilitation, alterations, and additions to any existing residential structure, including the alteration of a single-family home into a multifamily dwelling shall be eligible. Rental property is eligible. Mobile homes are not eligible.
2. Construction of new residential structures, including the conversion of all or part of a non-residential structure into a residential structure shall be eligible.
3. Improvements to existing or construction of new residential accessory structures such as garages, storage buildings and workshops are eligible while swimming pools, hot tubs, etc. shall not be eligible.
4. Eligible residential property may be located anywhere in the neighborhood revitalization area and will receive a 7-year rebate.

B. Commercial/Industrial Property

1. Rehabilitation, alterations, and additions to any existing commercial structure used for retail, office, manufacturing, warehousing, institutional or other commercial or industrial purposes shall be eligible.
2. Construction of new commercial structures, including the conversion of all or part of a non-commercial structure into a commercial structure, used for retail, office, manufacturing, warehousing, institutional or other commercial or industrial purposes shall be eligible.
3. Improvements to existing or construction of new structures used for public utility or railroad purposes shall not be eligible.
4. Commercial or industrial property may be located anywhere in the neighborhood revitalization area and must be zoned to be eligible. An eligible commercial or industrial property will receive a 10-year rebate.

SECTION VIII

CONTENTS OF APPLICATION FOR TAX REBATE

An application for a rebate of property tax shall contain the following information.

1. Owner's name
2. Owner's mailing address
3. Owner's daytime phone number & email address
4. Address of property
5. Legal description of property
6. Parcel identification number

7. Existing use of property
8. Proposed improvements
9. Estimated cost of improvements
10. Date construction started
11. Estimated date of completion of construction

SECTION IX

PROCEDURES TO SUBMIT APPLICATION

1. The applicant shall obtain a “Neighborhood Revitalization Program Application” form from the Economic Development office at City Hall, 131 W 5th Ave, Garnett. Or, available at monthly City Council meetings.
2. The applicant shall complete and sign Section 1 of the application. The applicant shall attend a regularly scheduled City Council meeting and have the Council complete Section 2. The applicant shall file the original with the Economic Development Director’s office within seven (7) calendar days following the completion of Section 2.
3. The Economic Development Director’s office shall forward the application along with a complete set of plans to the Anderson County Appraiser’s office for determination of existing assessed valuation of the improvements.
4. Upon construction completion, the applicant shall certify the status of the improvement projects as of January 1 following the commencement of the construction by having a member of the city of Greeley Council complete and sign Section 4 of the application. The applicant shall file the Construction Completion Certificate with the Appraiser’s office on or before May 31 preceding the commencement of the tax rebate period. A rebate period begins after January 1 of the year the applicant has completed 100% of the improvements. Example: for a project completed October 2023, the rebate period would begin on January 1, 2024, with the rebate provided for the tax payment due by December 20, 2024.
5. The County Appraiser shall conduct an on-site inspection of the construction project and determine the new valuation of the real estate as of January 1 and shall complete his/her portion of the application and report the new valuation to the County Clerk by June 1. The tax records on the project shall be revised by the County Clerk’s office.
6. Upon full payment of the real estate tax for the subject property for the initial and each succeeding tax year extending through the specified rebate period, a tax rebate shall be made the applicant. The tax rebate shall be made within thirty (30) days from the distribution days of January 20th and June 5th. The tax rebate shall be made from the Neighborhood Revitalization fund established by Anderson County in conjunction with the other taxing units participating in the Interlocal Agreement.
7. The property owner will receive an annual rebate of 95% of the net new taxes paid resulting from the improvements made (after processing fee in the amount of 5% of the gross tax rebate or \$75, whichever is greater, is retained by Anderson County to cover administrative costs.)