

*Barton County*

# NEIGHBORHOOD REVITALIZATION PLAN

The Barton County Neighborhood Revitalization Plan aims to make Barton County better by encouraging the construction of new buildings and improving existing ones. This will help keep people safe and improve their quality of life. The plan will also provide incentives for people to build or fix up their homes, which will make neighborhoods more stable. This will increase property values, which means more tax revenue for the county. The plan was carefully reviewed by the Barton County Commissioners and they decided that some areas meet the criteria to be designated as “neighborhood revitalization areas.”

Please remit all applications via mail or in person to:

Barton County Appraiser's Office | 1400 Main, Room 206 | Great Bend, KS 67530



Scan for a detailed  
copy of the Barton  
County Neighborhood  
Revitalization Plan



Scan for the Barton  
County Neighborhood  
Revitalization Plan  
Application



# FINDINGS

**B**arton County is facing a decline in population, housing shortages, and increased workforce demands. To address these issues, the County plans to stabilize neighborhoods, stimulate property development, provide incentives to landlords for affordable housing, and create construction-related jobs. The County also collaborates with economic development and research institutes to build stronger communities. Although home prices in the area are increasing, the County struggles to provide safe, quality, and affordable housing. Despite the population decline, the County is not experiencing as severe a decline as other remote locations in the State. The County aims to improve the quality of life to attract people from these areas and maintain a more serene way of life.

There is a connection between housing and workforce demands in Barton County, Kansas. Despite having a lower unemployment rate than the state and the US, the county struggles to fill numerous open mid-level job positions due to a lack of workforce availability. Local companies are unable to retain existing businesses and recruit new ones. The county is taking an aggressive approach to recruit a more rigorous workforce, such as developing a community recruiter position, enhancing the regional employment website, and heavily advertising on social media outlets.

However, the county faces challenges with housing inventory, with not enough homes on the market to meet purchasing demands. The increase in demand sends prices surging, frustrating buyers, and forcing renters to occupy 31% of the local housing market. Poverty and poor health also have an adverse effect on the county's economy, housing market, and residents' well-being. The county has the capacity and provides the sustainability to carry out a single County revitalization plan, which means that residents, investors, and contractors will have consistency with the application and administration process.

## DESCRIPTION OF NEIGHBORHOOD REVITALIZATION AREA

Neighborhood Revitalization Area in Barton County, Kansas **excludes certain types of real estate owned by the state, public utilities, religious organizations, not-for-profit organizations, and school districts.** The Revitalization Area is divided into four target areas. Anyone with questions about whether a particular piece of real estate is part of the Revitalization Plan should contact the Barton County Appraiser's Office.

## ASSESSED VALUATION OF REAL PROPERTY

The June 2021 certified assessed valuation of each parcel contained in the Revitalization Area is available in the office of the Barton County Appraiser. The 2021 total assessed valuation for the 17,050 parcels in the Revitalization Area, listing land and building values separately, is as follows:

Land \$ 59,443,963   Buildings \$147,953,067   Total \$207,397,030

## LISTING OF OWNERS OF RECORD IN AREA

Each owner of record of each parcel of property located within the Revitalization Area is listed together with the corresponding address on file at the Barton County Appraiser's Office, 1400 Main Street, Room 206, Great Bend, Kansas.

## ZONING CLASSIFICATIONS

The existing zoning classifications and zoning district boundaries and the existing land uses within the Revitalization Area are as set forth in the official zoning maps, records, resolutions, and ordinances of Barton County and the cities therein.



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## MUNICIPAL SERVICES

Part 5

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.

## ELIGIBLE REAL PROPERTY

Part 6

For residential properties, you can make changes to an existing home, build a new home, or add a separate building like a garage. However, you cannot use the plan to add a swimming pool, hot tub, sprinkler system, sidewalks, driveways, or fences. For agricultural properties, you can make changes to existing structures or build new ones, but hay storage and grain bins are not eligible. Finally, for commercial and industrial properties, you can make changes to existing structures or build new ones for retail, office, manufacturing, warehousing, institutional or other commercial or industrial purposes.

## CRITERIA FOR DETERMINING ELIGIBILITY

Part 7

This is a plan to revitalize neighborhoods by offering tax rebates to property owners who make improvements to their buildings. To qualify, construction must start on or after January 1, 2022, and the minimum investment varies based on the type of property. The improvements must increase the property's assessed value by a certain percentage and conform to all applicable codes and regulations. Property owners must file an application and pay a fee before starting construction, and the rebate is only available upon 100% completion of the improvements. The rebate is based on the incremental increase in the property's appraised value and will not necessarily equal the cost of the improvements. The property must be current on all taxes and bills to be eligible, and the rebate does not follow the sale of the property. Multiple improvements to the same property may be considered one project, and the rebate is only available for one year from the approval of the application.

## CONTENTS FOR APPLICATION FOR TAX REBATE

### Part 8

See the application for specifics.



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## PROCEDURES TO SUBMIT APPLICATION

To qualify for a property tax rebate, applicants must obtain a Neighborhood Revitalization Application from the Barton County Appraiser's Office, complete and sign Part 1, and pay a non-refundable application fee of \$20 within 60 days of obtaining a building permit. The appraiser's office will record the appraised and assessed value of any existing improvements and send a letter stating whether the application has been accepted or denied. The property is only eligible for a rebate after 100% completion of the project, and the applicant must submit either Part 2 or Part 3 of the Neighborhood Revitalization Application to certify the project's status as of January 1st following approval. If the project is completed, Part 2 should be submitted by January 31st of the following year, and if not, Part 3 can be submitted for a one-year extension. Property taxes owed on partially completed projects are not eligible for a rebate.

## STANDARDS AND CRITERIA FOR REVIEW AND APPROVAL

If you want to apply for a tax rebate for your property, it must meet certain eligibility criteria and follow the proper application procedure. Your property must also follow all relevant codes and regulations during the rebate period, or the rebate will be terminated. When you submit your application, the County Appraiser's Office will review it and notify you of its provisional acceptance or denial. Once your project is completed, the County Appraiser's Office will conduct an on-site inspection to determine the new valuation of your property. If your project meets the required investment amount and percentage increase in value, you'll receive a rebate based on the appraised property value increment between the application year and the completion year. The County Appraiser and other applicable entities have the authority to approve or reject your application, but if you're not happy with their decision, you can appeal to the Barton County Commissioners or the applicable entity's elected body. If you're approved for a rebate, it will be paid within 30 days of the tax distribution date from the Neighborhood Revitalization Fund.

### Part 10

# REBATE FORMULA

## PROGRAM PERIOD

**T**he Neighborhood Revitalization Plan shall be in effect for ten (10) years from and after January 1, 2022 (the plan's effective date). The Barton County Commissioners will consider repeal, modifications, or other changes to the plan following the procedures required by state law.

## REBATE PERIOD

A property determined qualified and accepted for the Neighborhood Revitalization plan shall be entitled to tax rebates for the length and percentage amounts as listed below.

### Target Area 1 Year Rebate

- 1 95%
- 2 95%
- 3 95%
- 4 75%
- 5 75%
- 6 75%
- 7 50%
- 8 50%
- 9 25%
- 10 25%

### Target Area 2 Year Rebate

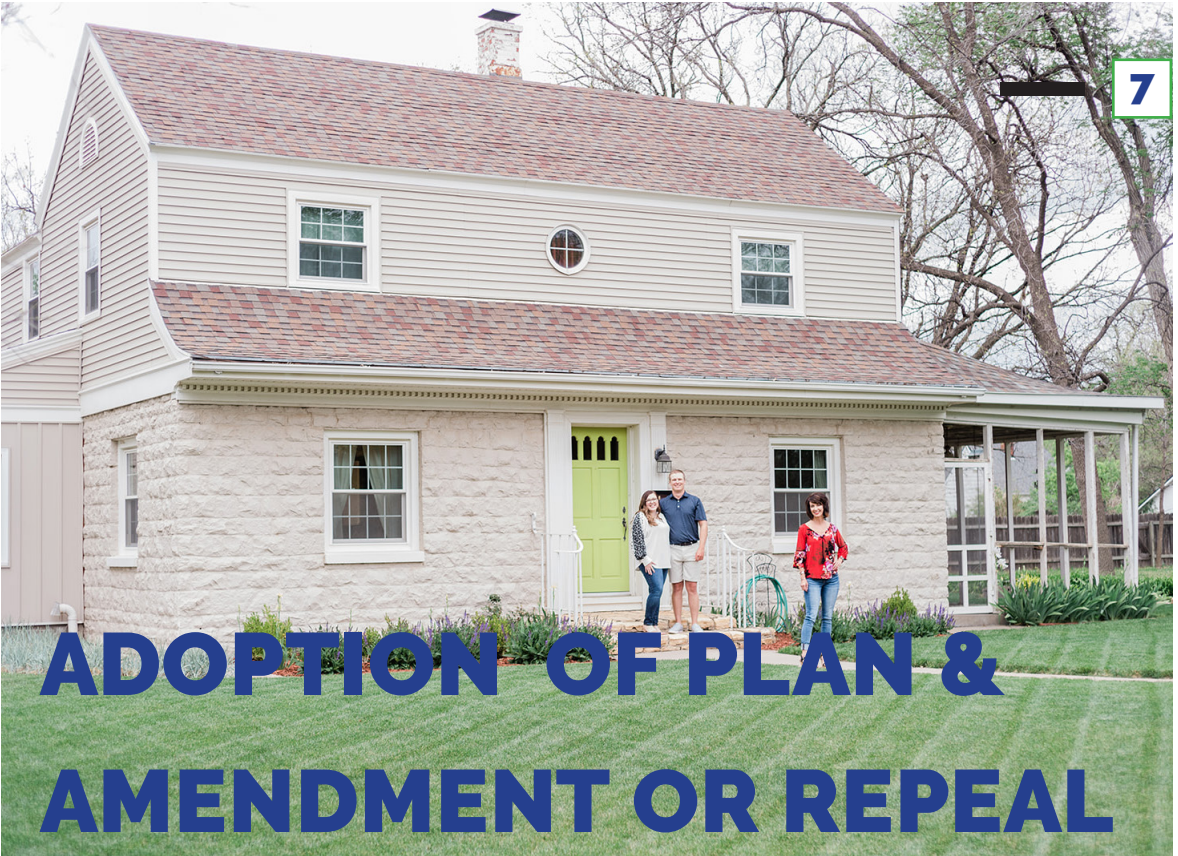
- 1 95%
- 2 80%
- 3 60%
- 4 40%
- 5 20%

### Target Area 3 Year Rebate

- 1 95%
- 2 95%
- 3 85%
- 4 85%
- 5 75%
- 6 75%
- 7 65%
- 8 55%
- 9 45%
- 10 35%

### Target Area 4 Year Rebate

- 1 80%
- 2 80%
- 3 80%
- 4 60%
- 5 60%
- 6 60%
- 7 40%
- 8 40%



## **PART 12 ADOPTION OF PLAN BY TAXING ENTITIES**

To participate in the tax rebate program, any taxing entity will need to sign an agreement with the County that adopts the Neighborhood Revitalization Plan. The agreement will also include a process for a taxing entity to stop participating in the program before the agreement expires.

## **PART 13 AMENDMENT OR REPEAL**

This plan to revitalize the neighborhood can be changed or removed either partially or entirely. Before making any changes, the government body will hold a public hearing to discuss the feasibility of the proposed change. They will publish the notice of the hearing in the official county newspaper at least once a week for two consecutive weeks. The notice will include information about the proposed change or summary, and the time and place of the hearing.

*This is a program by:*  
Barton County  
1400 Main Street  
Great Bend, KS 67530  
bartoncounty.org



*Information compiled by:*

Great Bend Economic Development, Inc.  
3111 10th Street | PO Box 1643  
Great Bend, KS 67530  
www.gbbedinc.com



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# ABOUT US

## GREAT BEND ECONOMIC DEVELOPMENT



Our MISSION is to improve the economic quality of life for the working families of the community.

### WE WILL DO THIS BY:

Creating jobs, through retention, recruitment and

expansion of businesses

Strengthening workforce through recruitment, education and training

Improving and increasing the number of living wage jobs

Expanding the tax base through increase capital investment

