



Unified Government of Wyandotte County and Kansas City, Kansas

## Economic Development & Finance Standing Committee

Fifth Floor Conference Room  
701 N. 7th Street Trafficway, Kansas City, KS 66101

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*Chair Commissioner Melissa Bynum*

*Commissioner, District 1 - Jermaine Howard, Commissioner, District 2 - Bill Burns*

*Commissioner, District 5 - Carlos Pacheco, Commissioner, District 7 - Chuck Stites*

*Commissioner, District 8 - Andrew Davis, BPU Board Member David Haley*

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## AGENDA

Monday, February 2, 2026

5:00 PM

1. **Call to Order/Roll Call**
2. **Revisions to February 2, 2026 Agenda**
3. **Approval of standing committee minutes from November 3 and December 8, 2025**
4. **Committee Agenda**
  - 4.1 **RESOLUTION/ORDINANCE: ADOPTING RECOMMENDATIONS OF 2025 COMMUNITY BENEFITS ADVISORY BOARD**

Synopsis: Adopting a resolution and approving an ordinance adopting the recommendations of the Community Benefits Advisory Board for 2025.  
Tracking #: 211171
  - 4.2 **APPROVAL: REVISION TO CAPITAL EQUIPMENT BUDGET FOR 2026 FOR THE FIRE DEPARTMENT**

Synopsis: Approval of a budget revision to allow purchase of 2 pumper trucks instead of 1 aerial / quint truck for the Fire Department as part of the capital leasing program.  
Tracking #: 2141
  - 4.3 **PRESENTATION: NEIGHBORHOOD REVITALIZATION ACT (NRA) PLAN RENEWAL**

Synopsis: Renewal of the Neighborhood Revitalization Act Plan for 2026–2030 and adopt updates to program boundaries, participating taxing jurisdictions, and rebate percentages.

*For Information Only*  
Tracking #: 2130
5. **Public Agenda**

## 6. Adjourn

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Unified Government of Wyandotte County and Kansas City, Kansas



**Economic Development & Finance Meeting**  
5<sup>th</sup> Floor Conference Room  
701 N. 7th Street Trafficway, Kansas City, KS 66101

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***Commissioner Tom Burroughs, Chair***

*Commissioner Gayle Townsend – Commissioner Chuck Stites – Commissioner Bill Burns –  
Commissioner Phil Lopez – Stevie Wakes, BPU Board Member*

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**MINUTES**

**Monday, November 3, 2025**

**5:00 PM-7:14 PM**

**Attendance:**

**Committee Members Present:**

- Commissioner Burroughs (Chair)
- Commissioner Burns
- Commissioner Stites
- Mr. Wakes (BPU Board)

**Committee Members Absent:**

- Commissioner Lopez (absence memo provided)
- Commissioner Townsend (absence memo provided)

**Staff Present:**

- Rodney Lucas (Interim Assistant County Administrator)
- Jeffrey Conway (Senior Counsel)
- Brittnie MacDonald (Clerk)
- Tifani Portley (Project Coordinator, Economic Development)
- Dr. Shelley Kneuvean (Chief Financial Officer)
- Debbie Jonscher (Deputy Chief Financial Officer)
- Michelle Wooten (Deputy Treasurer)
- Jeff Miles (Director of Water Pollution Control)
- Sarah Shafer (Public Works CMIP Program Manager)

**Call to Order:**

Commissioner Burroughs called the meeting to order at 5:00 PM.

**Revisions to Agenda: (Discussion Begins 16:30)**

Commissioner Burroughs reported there was an agenda update issued, removing Item No. 4.8 from the Committee Agenda per the developer’s request.

**Approval of Previous Minutes: (Discussion Begins 2:12)**

Commissioner Burns moved to approve the minutes from the July 8, 2024, meeting. The motion was seconded by BPU Board Member Wakes.

Vote: Motion carried 4-0

- Ayes: Wakes, Burns, Stites, Burroughs
- Nays: None
- Absent: Lopez, Townsend

**Committee Agenda:**

**Item 4.1 - PRESENTATION: SMALL BUSINESS GRANT PROGRAM (Discussion Begins 2:47)**

Tifani Portley, Project Coordinator for Economic Development, provided an update on the Small Business Grant program, which assists small businesses in Kansas City, Kansas with finances for renovation costs, facade repairs, inventory, equipment, and marketing. The program eligibility requires businesses to exist for at least one year, have less than 25 employees, provide proof of ownership, and be located in Kansas City, Kansas. The program offers grants up to \$10,000 with a 2:1 match requirement.

**Public Comment:**

- Greg Kindle (Kansas City, Kansas) **(Comment Begins 14:44)**

This item was for information only, and no commission action was required.

**Item 4.2 - REPORT: THIRD QUARTER FINANCIAL (Discussion Begins 17:30)**

Dr. Shelley Kneuvean, Chief Financial Officer, presented the third quarter financials for five major funds: City General Fund, County General Fund, Parks Combined Fund, Dedicated Sales Tax Fund, and Sanitary Sewer Fund.

Key points:

- Property taxes at 99% collection, sales taxes at 78%.
- Salary and benefits expenses running higher than budgeted at 82% (should be 75%)
- County General Fund projected at 8% fund balance, dropping to 3% in Fiscal Year 26.
- Parks Fund showing underspending at 61% due to hiring freeze.
- Sanitary Sewer Fund showing positive net revenue of \$1.6 million.
- Total debt projected at \$654 million by fiscal year end.

This item was for information only, and no commission action was required.

**Item 4.3 - REPORT: THIRD QUARTER INVESTMENT (Discussion Begins 36:21)**

Michelle Wooten, Deputy Treasurer, presented the quarterly investment report showing average yield of 3.06%, with portfolio 56% cash and 44% invested. Total interest earned for the third quarter was approximately \$2 million.

Key points:

- 10 years ago interest earnings were \$379,000.
- 2024 total interest: \$15.8 million.
- 2025 through Quarter 3: \$5.9 million interest earned.
- Four investments maturing in December at low rates around 1%.
- New investments expected around 4% rate.

This item was for information only, and no commission action was required.

**Item 4.4 - RESOLUTION: AMENDING THE 2025-2030 CAPITAL IMPROVEMENT PROGRAM FOR GENERAL OBLIGATION PROJECT FINANCING (Discussion Begins 43:31)**

Dr. Shelley Kneuvean, Chief Financial Officer, presented a resolution to reconcile the Capital Improvements Plan with proposed sanitary sewer and storm water bond projects totaling \$39.4 million (\$34.5M sanitary sewer, \$4.9M storm water).

Key points:

- Projects required by EPA consent decree.
- No temporary notes proposed - moving straight to permanent bonds.
- Repayment from sewer rates and storm water fees, not property taxes.
- Projects factored into approved 4% rate increase.

Commissioner Burns moved to adopt the resolution. The motion was seconded by BPU Board Member Wakes.

Vote: Motion failed 3-1

- Ayes: Wakes, Burns, Burroughs
- Nays: Stites
- Absent: Lopez, Townsend

Commissioner Burroughs moved to send to Board of Commissioners without recommendation. The motion was seconded by BPU Board Member Wakes.

Vote: Motion failed 3-1

- Ayes: Wakes, Burns, Burroughs
- Nays: Stites
- Absent: Lopez, Townsend

**The Commission went into recess at 6:33 PM.**

**The meeting reconvened at 6:40 PM.**

**Item 4.5 - ORDINANCE/RESOLUTION: AUTHORIZE DELIVERY OF GENERAL OBLIGATION IMPROVEMENT BONDS, SERIES 2026-A (Discussion Begins 01:32:43)**

No action was taken by the Committee.

**Item No. 4.6 - ORDINANCE: TERMINATING VARIOUS TAX INCREMENT FINANCING DISTRICTS AND COMMUNITY IMPROVEMENT DISTRICT (Discussion Begins 01:32:59)**

Dr. Shelley Kneuvean, Chief Financial Officer, presented an ordinance to terminate 12 Tax Increment Financing (TIF) districts and 1 Community Improvement District (CID) due to reaching statutory timelines, completion of development agreements, or projects not materializing.

Key points:

- Several TIFs showing excess proceeds totaling approximately \$1.7 million for city, \$300,000 for county.
- Some TIFs requiring continued debt payments despite termination (Saint Peter's Waterway: \$3M, Mission Cliffs: \$2.7M)
- Excess funds to be distributed to appropriate taxing districts per statute.

Districts Being Terminated:

- Strawberry Hill TIF
- Prescott Plaza TIF
- Metropolitan Avenue TIF
- Escalade Heights TIF
- Peregrine Falcon TIF
- St. Peter's Waterway TIF
- Mission Cliffs II TIF
- East Parallel Parkway TIF
- 57<sup>th</sup> & State TIF
- Bethany TIF
- Turner Vista TIF
- 6700 Kaw Drive TIF

Close the following CID as all eligible reimbursements have been made:

- Metropolitan Avenue CID

Commissioner Stites moved to approve. The motion was seconded by BPU Board Member Wakes.

Vote: Motion carried 4-0

- Ayes: Wakes, Burns, Stites, Burroughs
- Nays: None
- Absent: Lopez, Townsend

**Item No. 4.7 - RESOLUTION: AUTHORIZING AMENDMENT TO MASTER EQUIPMENT LEASE PURCHASE AGREEMENT (Discussion Begins 02:01:40)**

Debbie Jonscher, Deputy Chief Financial Officer, presented a resolution to amend the master lease purchase agreement for equipment financing. Master agreement was competitively bid in 2021. Rates are market-based at time of financing. Amendment extends agreement to December 31, 2025. Payments come from general funds, EMS funds, or dedicated sales tax. Equipment to

be financed include three fire trucks ordered in 2023, those were received in 2025 (2-3 year delivery time) and two transit buses. Total financing of \$3.17 million.

Commissioner Burns moved to approve. The motion was seconded by BPU Board Member Wakes.

Vote: Motion carried 4-0

- Ayes: Wakes, Burns, Stites, Burroughs
- Nays: None
- Absent: Lopez, Townsend

#### **Item No. 4.8 - PRESENTATION: MIDTOWN STATION UPDATE**

The item was removed from the agenda per the Agenda Update.

#### **Adjournment: (Discussion Begins 02:06:56)**

Commissioner Burns moved to adjourn the meeting. The motion was seconded by BPU Board Member Wakes.

Vote: Motion carried 4-0

- Ayes: Wakes, Burns, Stites, Burroughs
- Nays: None
- Absent: Lopez, Townsend

The meeting was adjourned at 7:14 PM.

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Unified Government of Wyandotte County and Kansas City, Kansas



**Economic Development & Finance Meeting**  
5<sup>th</sup> Floor Conference Room  
701 N. 7th Street Trafficway, Kansas City, KS 66101

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***Commissioner Tom Burroughs, Chair***

*Commissioner Gayle Townsend – Commissioner Chuck Stites – Commissioner Bill Burns –  
Commissioner Phil Lopez – Stevie Wakes, BPU Board Member*

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**MINUTES**

**Monday, December 8, 2025**

**5:02 PM-6:28 PM**

**Attendance:**

**Committee Members Present:**

- Commissioner Burroughs (Chair)
- Commissioner Lopez
- Commissioner Stites
- Commissioner Townsend
- Mr. Wakes (BPU Board)

**Committee Members Absent:**

- Commissioner Burns (absence memo provided)

**Staff Present:**

- Monica L. Sparks (Clerk)
- Alan Howze (Assistant County Administrator)
- Jeff Conway (Senior Counsel)
- Dr. Shelley Kneuvean (Chief Financial Officer)
- Andrea Vineyard (Unified Government Treasurer)
- Michelle Wooten (Deputy Unified Government Treasurer)
- Jeff Conway (Legal Department)
- Dilini Lankachandra (Legal Department)
- John Doppelman (Fire Marshal, Kansas City, Kansas Fire Department)

**Call to Order:**

Commissioner Burroughs called the meeting to order at 5:00 PM.

**Revisions to Agenda:**

No revisions to the agenda were reported.

**Approval of Previous Minutes: (Discussion Begins 1:55)****Key Points:**

- Commissioner Stites questioned why it took over a year to approve some minutes.
- Clerk Monica Sparks explained delays were due to the clerk's office being behind and transitioning from word-for-word transcription to summary minutes assisted by AI (Otter.ai), with human review for accuracy.
- Video recordings of meetings are available online via the Civic platform for public access, alongside the agendas and summary minutes.
- Commissioner Townsend inquired further about the inclusion and accuracy of meeting content using the new summary process, if no longer doing word-for-word.

BPU Board Member Wakes moved to approve the minutes from the July 29, September 9, November 4, and December 9, 2024, meetings. The motion was seconded by Commissioner Stites.

Vote: Motion carried 5-0

- Ayes: Wakes, Stites, Burroughs, Lopez, Townsend
- Nays: None
- Absent: Burns

**Committee Agenda:****Item 4.1 - RESOLUTION: UPDATED PURCHASING POLICY (Discussion Begins 7:50)**

Dr. Shelly Kneuvean, the Chief Financial Officer, presented the item.

**Key Points:**

- The purchasing policy was updated to consolidate a 2020 memo (which changed dollar thresholds for purchases) into the main policy document, ensuring all information is in one place and up to date.

- The changes are primarily wording and housekeeping for clarity and do not make substantive changes to the thresholds or procurement processes that have already been followed for the last five years.
- The updated policy aligns purchasing thresholds with other cities and counties in the metropolitan area, confirming that UG’s practices are within the regional and state norms.
- Controls are in place to prevent and detect the splitting of purchases to avoid threshold requirements; the purchasing department uses data analytics tools to monitor for such activities.
- Initiatives like blanket purchase orders and cooperative agreements are being implemented to streamline recurring small purchases and potentially secure better pricing.
- Language tied to grant compliance or federal requirements (such as LBE, MBE, WBE) remains in the policy but is not currently enforced due to federal executive orders; legal counsel clarified enforcement is separate from policy wording.

The Chairman opened the public hearing. No comments were received. The Chairman closed the public hearing.

Commissioner Townsend moved to adopt the resolution. The motion was seconded by Commissioner Lopez.

Commissioner Townsend amended to move to adopt the resolution, which is the updated purchasing policy as presented with clerical or grammatical changes as necessary. The motion was seconded by Commissioner Lopez.

Vote: Motion carried 5-0

- Ayes: Wakes, Stites, Burroughs, Lopez, Townsend
- Nays: None
- Absent: Burns

**Item 4.2 - RESOLUTION: CASH INVESTMENT POLICY ANNUAL UPDATE  
(Discussion Begins 23:16)**

Andrea Vineyard, Unified Government Treasurer, Michelle Wooten, Deputy Unified Government Treasurer, and Dr. Shelley Kneuvean, CFO, presented the item.

Key Points:

- The cash and investment policy was updated as part of the annual review to remain in compliance with state law and requirements for submission to the PMIB board.

- Language in the policy was standardized for clarity (for example, consistently using the title “unified government treasurer”).
- The policy now excludes “active funds” (overnight/operating bank accounts) from maturity target benchmark calculations, to better represent the actual investment portfolio; these active funds are still reported on, but not included in investment benchmarks.
- The policy reflects compliance with House Bill 2152 (“Bankers Bill”), requiring changes to collateral requirements and procedural responsibilities—collateral minimum was reduced from 105% to 102%, and the State Treasurer’s Office will now administer collateral rather than the UG, with minimum clean-up language.
- The changes do not increase risk, as all UG investments remain fully secured and conservative.
- The local emphasis rule was discussed: UG funds must first be offered for investment to eligible institutions with branches in Wyandotte County, though staff reported low participation among local banks.
- Staff clarified that there is now increased clarity in reporting and calculation benchmarks, but no significant change in investment practice or loss of interest income.

The Chairman opened the public hearing. No comments were received. The Chairman closed the public hearing.

Commissioner Stites moved to adopt the resolution. The motion was seconded by Commissioner Townsend.

Vote: Motion carried 5-0

- Ayes: Wakes, Stites, Burroughs, Lopez, Townsend
- Nays: None
- Absent: Burns

**Item 4.3 - ORDINANCE: AMENDING CHAPTER 15, ARTICLE IV, FIREWORKS  
(Discussion Begins 50:18)**

Presentation and legal explanation were provided by Delaney Lankachandra (UG Legal Dept.), with Fire Marshal John Doppelman giving operational and safety input.

Key Points:

- The ordinance proposes to amend fireworks sales dates, moving the permitted start from June 29 to June 27 to align with neighboring jurisdictions (Edwardsville, Bonner Springs, Shawnee).
- It also softens the "hard" 10 PM sales cutoff, allowing customers already inside a fireworks sales location at 10 PM to complete their purchases after that time.
- Fire Marshal Doppelman raised concerns regarding increased overtime inspection costs (an estimated \$6,500 due to added weekend days), enforcement difficulty for the looser closing time, and potential increased risks of theft, safety issues, and public nuisance.
- It was clarified that some fee increases (such as the \$250 inspection fee) were new in 2025 and had gone through proper administrative approval, not connected to "revenue neutral" budgeting.
- Committee members discussed public complaints about fireworks, balance with small business needs, public safety, and revenue.
- Discussion included using regular fire staff to reduce overtime costs and coordination with local law enforcement/security.

The Chairman opened the public hearing. No comments were received. The Chairman closed the public hearing.

Commissioner Stites moved to approve the ordinance. The motion was seconded by BPU Board Member Wakes .

Vote: Motion carried 4-1

- Ayes: Wakes, Stites, Burroughs, Lopez
- Nays: Townsend
- Absent: Burns

**Adjournment: (Discussion Begins 1:24:27)**

Comments made by committee members before adjournment.

Commissioner Townsend moved to adjourn the meeting. The motion was seconded by BPU Board Member Wakes.

Vote: Motion carried 5-0

- Ayes: Wakes, Stites, Burroughs, Lopez, Townsend
- Nays: None
- Absent: Burns

The meeting was adjourned at 6:28 PM.

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## Report to Economic Development & Finance Standing Committee

MEETING DATE	PRESENTER	DEPARTMENT
	<div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;">           Alan Howze, Assistant County Administrator         </div> ahowze@wycokck.org x8951	Administrator's Office
<b>AGENDA ITEM #4.1.</b>		
<b>RESOLUTION/ORDINANCE: ADOPTING RECOMMENDATIONS OF 2025 COMMUNITY BENEFITS ADVISORY BOARD</b>		
<b>BACKGROUND</b>		
<p>Adopting a resolution and approving an ordinance adopting the recommendations of the Community Benefits Advisory Board for 2025. The Community Benefits Advisory Board convened for a series of meetings in 2025 without its full complement of appointees, the board was able to discuss applications for the allocation of the funds in the benefits fund and was able to reach a consensus. Unified Government staff hereby forwards the recommendations representing a consensus of the members of the Community Benefits Advisory Board that duly constituted a quorum for the meetings.</p> <p>\$435,000 from the Community Benefits Fund in the following amounts:</p> <ul style="list-style-type: none"> <li>a) \$75,000 to the Kansas City, Kansas Homes for Generations Program;</li> <li>b) \$40,000 to the Upper Story Housing Development Reimbursement Fund;</li> <li>c) \$255,000 to the Wyandotte County Parks &amp; Recreation Department for Shawnee Park basketball court improvements.</li> <li>d) \$65,000 to the Wyandotte County Parks &amp; Recreation Department for various installations of security cameras at the locations identified in the Department's proposal.</li> </ul>		
<b>RECOMMENDATION</b>		
Approve		
<b>BUDGET IMPACTS / FINANCIAL CONSIDERATIONS</b>		
None		
<b>LEGAL/ POLICY CONSIDERATIONS</b>		
<b>ATTACHMENTS</b>		
CBO recommendations 2025 resolution (3), Community Benefit Ordinance Feb 2 2026		

Approved by Mayor/Administrator to add to agenda.

**ORDINANCE NO. O-\_\_\_\_-26**  
**RESOLUTION NO. R-\_\_\_\_-26**

**AN ORDINANCE AND RESOLUTION TO ADOPT THE RECOMMENDATIONS OF THE COMMUNITY BENEFITS ADVISORY BOARD FOR THE YEAR 2025 AND TO MAKE ALLOCATIONS FROM THE COMMUNITY BENEFITS FUND**

**WHEREAS**, the Community Benefits Advisory Board was created pursuant to Ordinance No. O-37-25, adopted by the Unified Government Board of Commissioners on December 7, 2023, and codified as section 27-801 of the Code of Ordinances of the Unified Government of Wyandotte County/Kansas City, Kansas;

**WHEREAS**, section 27-801 was subsequently amended and relocated to section 9-20 of the Unified Government Code by Ordinance No. O-37-25, adopted by the Unified Government Board of Commissioners on February 27, 2025, and published on March 13, 2025;

**WHEREAS**, section 9-20 of the Unified Government Code provides that the Community Benefits Advisory Board shall forward any recommendation to the economic development and finance standing committee by October 1 of any calendar year, and that unified government staff may make a recommendation regarding how the funds in the benefits fund are to be allocated if the recommendation is not made by October 1;

**WHEREAS**, section 9-20 requires that the recommendation be the result of an affirmative vote of a majority of all members of the advisory board;

**WHEREAS**, while the Community Benefits Advisory Board convened for a series of meetings in 2025 without its full complement of appointees, the board was able to discuss applications for the allocation of the funds in the benefits fund and was able to reach a consensus; and

**WHEREAS**, pursuant to section 9-20(c)(6) of the Unified Government Code, unified government staff hereby forwards the recommendations representing a consensus of the members of the Community Benefits Advisory Board that duly constituted a quorum for the meetings.

**NOW, THEREFORE, BE IT ORDAINED AND RESOLVED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/ KANSAS CITY, KANSAS AS FOLLOWS:**

**Section 1.** The Board of Commissioners of the Unified Government of Wyandotte County/Kansas City, Kansas hereby allocates \$435,000 from the community benefits fund in the following amounts:

- a) \$75,000 to the Kansas City, Kansas Homes for Generations Program;
- b) \$40,000 to the Upper Story Housing Development Reimbursement Fund;
- c) \$255,000 to the Wyandotte County Parks & Recreation Department for Shawnee Park basketball court improvements.
- d) \$65,000 to the Wyandotte County Parks & Recreation Department for various installations of security cameras at the locations identified in the Department's proposal.

**Section 2.** Pursuant to section 9-20(e) of the Code of Ordinances of the Unified Government of Wyandotte County/Kansas City, Kansas, the limitation on the distribution of community benefits not exceeding one-third of the money in the benefits fund for any one category is hereby waived for the distribution described in section 1 of this resolution by a two-thirds vote of the board of commissioners.

**Section 3. Effective Date.** This ordinance shall take effect and be in full force from and after its passage and approval, and publication in the official newspaper.

**APPROVED AND ADOPTED BY THE BOARD OF COMMISSIONERS OF THE  
UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS,  
THIS \_\_\_\_ DAY OF \_\_\_\_\_ 2026.**

\_\_\_\_\_  
Christal Watson, Mayor/CEO

Attest:

\_\_\_\_\_  
Monica Sparks, Unified Government Clerk

Approved as to Form:

\_\_\_\_\_  
Angela J. Lawson, Unified Government Acting Chief Counsel

# Community Benefit Ordinance



# Community Benefit Ordinance

- UG Commission created the Community Benefits Fund on December 7, 2023
- Source of funds:
  - “one-half of all administrative fees and issuance fees received by the unified government as a result of any new development projects located in the city funded by utilizing economic incentives shall be set aside in the benefits fund.”
- Fund became operational on June 1, 2024
- Community Benefits Advisory Board
  - Eleven members appointed by the Mayor/CEO and Commissioners
  - Forward funding recommendations to Commission on use of funds
  - Appointments ongoing
- Community Benefit Funds are generated through City side activity – and distribution of funds are limited to activities within the City of KCK



# CBO Areas of Focus / Updates

- CBO Ordinance identified three areas that could be funded
  - Parks and Recreation capital projects
  - Housing programs
  - Licensed childcare projects or programs
- Total Recommended Allocation: \$435,000
  - \$75,000 to the Kansas City, Kansas Homes for Generations Program
  - \$40,000 to the Upper Story Housing Development Reimbursement Fund
  - \$255,000 to Parks & Recreation Department for Shawnee Park basketball court
  - \$65,000 to Parks & Recreation Department for security cameras



# Homes for Generations

- Administered by the UG Clerk's Office
- Provides legal services to assist residents whose properties is tied up in probate / ownership tangles.
- Allocation: \$75,000



# Housing

- Upper Story Housing Development
- Aims to expand supply of rental housing
- Adds residential rooftops in commercial corridors
- Managed by Community Development
- Allocation: \$40,000



# Parks

- Eligible funding for:
  - Capital improvements
  - Equipment
- Administered by the UG Parks and Recreation Department
- Projects Funded by Allocation:
  - \$255,000 for Shawnee Park basketball court improvements.
  - \$65,000 for installation of security cameras at various locations



# Questions?





## Report to Economic Development & Finance Standing Committee

MEETING DATE	PRESENTER	DEPARTMENT
	<div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;">Shelley Kneuvean, Chief Financial Officer</div> skneuvean@wycokck.org x5849	Finance
<b>AGENDA ITEM #4.2.</b>		
<b>APPROVAL: REVISION TO CAPITAL EQUIPMENT BUDGET FOR 2026 FOR THE FIRE DEPARTMENT</b>		
<b>BACKGROUND</b>		
<p>As part of the 2026 budget, the capital improvements plan is included and for the first year (2026) the items are adopted. The remaining four years are planned capital items but only the first year is included in the budget approval (unless it is a continuation of a prior approval for multi year lease financing). For FY2026, the Fire Department requested that they purchase a new pumper truck and aerial/quint truck as part of our 2026 lease financing and financed over 10 years.</p> <p>Upon further review, the fire department would like to purchase 2 additional pumper trucks (a total of 3) in lieu of the aerial/quint truck. The 2 pumpers are expected to cost \$1.670 million (\$167,000 per year) where the aerial/quint was expected to cost \$2.1 million over 10 years (\$210,000 per year). Given this is within the existing budget and is simply a change of the type of fire equipment to be purchased, the County Administrator is supportive. Our Commission adopted budget policy (12-19-13) allows for this change subject to County Administrator approval and a report to the Economic Development &amp; Finance Committee.</p>		
<b>RECOMMENDATION</b>		
<p>Approve</p> <p>Approve the budget revision.</p>		
<b>BUDGET IMPACTS / FINANCIAL CONSIDERATIONS</b>		
None. Adequate funds are included in the 2026 budget to allow for this revision.		
<b>LEGAL/ POLICY CONSIDERATIONS</b>		
None.		
<b>ATTACHMENTS</b>		

Approved by Mayor/Administrator to add to agenda.



Report to  
Economic Development & Finance Standing Committee

MEETING DATE	PRESENTER	DEPARTMENT
	<div style="border: 1px solid black; padding: 2px; margin-bottom: 5px;">Jud Knapp, Land Bank Manager</div> jknapp@wycokck.org x5472	Economic Development
<b>AGENDA ITEM #4.3.</b>		
<b>PRESENTATION: NEIGHBORHOOD REVITALIZATION ACT (NRA) PLAN RENEWAL</b>		
<b>BACKGROUND</b>		
To renew the Neighborhood Revitalization Act Plan for 2026–2030 and adopt updates to program boundaries, participating taxing jurisdictions, and rebate percentages.		
<b>RECOMMENDATION</b>		
Approve For information only		
<b>BUDGET IMPACTS / FINANCIAL CONSIDERATIONS</b>		
N/A		
<b>LEGAL/ POLICY CONSIDERATIONS</b>		
<b>ATTACHMENTS</b>		
Resolution setting public hearing, NRA Memo for Proposed Changes 2026 - 2030, 2026 - 2030 UG Area Plan - Final, 2026 - 2030 NRA Presentation Updated ED&F		

Approved by Mayor/Administrator to add to agenda.

(Published in *The Wyandotte Echo* on \_\_\_\_\_, 2026  
and \_\_\_\_\_, 2026.

**RESOLUTION NO. R-\_\_\_\_\_-26**

**A RESOLUTION CALLING AND PROVIDING FOR THE GIVING OF NOTICE OF A PUBLIC HEARING ON THE DESIGNATION OF A NEIGHBORHOOD REVITALIZATION AREA; THE ADOPTION OF A REVITALIZATION PLAN; AND PROVIDING FOR THE GIVING OF NOTICE OF SAID HEARING.**

**WHEREAS**, K.S.A. 12-17,114 *et. seq.* (the “Act”) authorizes the governing body of any city or county to designate an area as a neighborhood revitalization area within such jurisdiction, and to adopt a plan (“Plan”) for the revitalization of such area;

**WHEREAS**, the Unified Government of Wyandotte County/Kansas City, Kansas (the “Unified Government”) intends to designate as a neighborhood revitalization area, and adopt a Plan for the area encompassing Bonner Springs/Edwardsville USD 204, Kansas City Kansas USD 500, and the Kansas City, Kansas Community College; and

**WHEREAS**, the Act provides that prior to designating an area as a neighborhood revitalization area and adoption of a Plan, the governing body shall, by resolution, direct and order a public hearing thereon, and to give notice of the hearing by at least two publications, once each week for 2 consecutive weeks in the official newspaper;

**NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, AS FOLLOWS:**

**SECTION 1. Public Hearing.** It is hereby authorized, ordered and directed that the Governing Body shall hold a public hearing, in accordance the provisions of the Act, said public hearing to be held on **February 19, 2026 at 5:30 p.m.**, or as soon thereafter as the matter can be heard, in the Commission Chambers, lobby level of the Municipal Office Building, 701 North 7<sup>th</sup> Street, Kansas City, Kansas, under the authority of the Act.

**SECTION 2. Notice of Hearing.** The Unified Government Clerk is hereby authorized, ordered and directed to give notice of said public hearing by publication of a Notice of Public Hearing substantially in the form attached hereto as *Exhibit A* in the official newspaper. Such notice shall be published at least once each week for two consecutive weeks.

**SECTION 3. Effective Date.** This Resolution shall be effective upon adoption by the Governing Body.

**ADOPTED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS THIS \_\_\_\_ DAY OF \_\_\_\_\_ 2026.**

---

Christal E. Watson, Mayor/CEO

Attest:

\_\_\_\_\_  
Unified Government Clerk

Approved as to form:

\_\_\_\_\_  
Wendy M. Green, Deputy Chief Counsel

**CERTIFICATE**

I, hereby certify that the above and foregoing is a true and correct copy of Resolution No. R-\_\_\_\_\_-26 of the Unified Government of Wyandotte County/Kansas City, Kansas adopted by the Governing Body on \_\_\_\_\_, 2026 as the same appears of record in my office.

DATED: \_\_\_\_\_, 2026

\_\_\_\_\_  
Unified Government Clerk

**Exhibit A**

**NOTICE OF PUBLIC HEARING  
NEIGHBORHOOD REVITALIZATION PLAN**

A public hearing is scheduled for Thursday, February 19, 2026 at 5:30 p.m. during a regularly scheduled Unified Government of Wyandotte County/Kansas City, Kansas Commission Meeting. This meeting will be held in the Commission Chambers immediately to the south of the main floor lobby of the east Unified Office Building, 701 North 7<sup>th</sup> Street, Kansas City, Kansas. The purpose of the hearing is to discuss:

Adoption of a Neighborhood Revitalization Plan in an area encompassing the Bonner Springs/Edwardsville USD 204, Kansas City Kansas USD 500, and the Kansas City, Kansas Community College. The Plan offers tax rebates for rehabilitation, conservation or development.

A copy of the proposed Neighborhood Revitalization Plan is available for public inspection at the office of the Unified Government Clerk located on the 3<sup>rd</sup> Floor of the East Unified Office Building and may be inspected prior to the public hearing during regular business hours. All persons or anyone wishing to be heard either for or against this matter is invited to attend.

This Notice shall be published at least once each week for two consecutive weeks in a newspaper of general circulation within the City.

---

UNIFIED GOVERNMENT CLERK



# DEPARTMENT OF ECONOMIC DEVELOPMENT

Unified Government of Wyandotte County/Kansas City, Kansas

701 North 7<sup>th</sup> Street, Ste. 421  
Kansas City, Kansas 66101

Phone: (913) 573-5730  
Fax (913) 573-5745

## NRA Proposed Changes

### Residential

1. Change rebate amount for new construction from 95% to 50%

	Current	Proposed Change	
	95% Rebate	75% Rebate	50% rebate
Base value	\$ 10,380	\$ 10,380	\$ 10,380
After construction	\$ 242,800	\$ 242,800	\$ 242,800
Increment	\$ 232,420	\$ 232,420	\$ 232,420
Taxes before rebate	\$ 4,494	\$ 4,494	\$ 4,494
<b>Rebate amount</b>	<b>\$ 4,204</b>	<b>\$ 3,280</b>	<b>\$ 2,157</b>
<b>Taxes after rebate</b>	<b>\$ 290</b>	<b>\$ 1,213</b>	<b>\$ 2,236</b>

2. Increase the minimum required increase in assessed value for historic structures from 5% to 15% in both Area 1 and Area 2
  - a. A 5% increase is too minimal to generate a meaningful rebate.

### Commercial

1. Increasing the commercial cost cap from 3 million to 10 million
  - a. This change reflects current market conditions and allows the program to support large scale developments.
2. Change rebate amount for new construction from 95% to 50%

### Special Projects

1. Increasing the commercial cost cap from 3 million to over 10 million

### Change in geographic areas

1. Redefine Area 1 to exclude the area south of the river, and reassign that portion to Area 2.
2. Remove the area around 94<sup>th</sup> and State from Area 2
3. Removed Turner School District
  - a. Turner School District didn't approve the NRA program

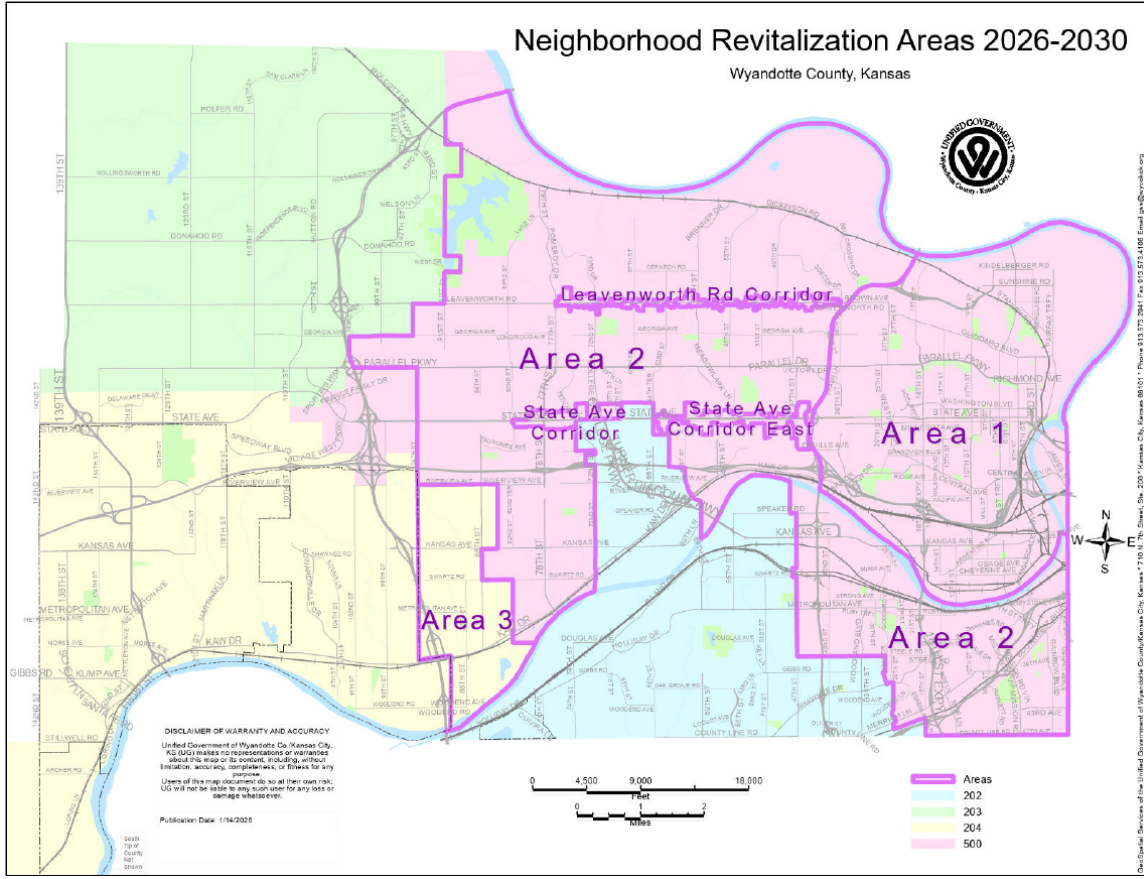


# DEPARTMENT OF ECONOMIC DEVELOPMENT

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2026 - 2030

# Unified Government of Wyandotte County/Kansas City, Kansas

Neighborhood Revitalization Act (NRA) Area Plan

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# **UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY KANSAS NRA Plan 2026 - 2030**

## **I. Purpose**

This Plan is intended to promote revitalization through the rehabilitation, conservation, or redevelopment of designated Areas to protect the public health, safety, and welfare of Wyandotte County residents. More specifically, a tax rebate incentive will be available for certain improvements within the designated Areas.

In accordance with the provisions of the Neighborhood Revitalization Act (NRA), K.S.A. 12-17, 114 et seq., the Unified Government Commission has held a public hearing and considered the existing conditions and alternatives, with respect to the designated Areas, the criteria and standards for a tax rebate, and the necessity for interlocal cooperation among other taxing units. Accordingly, the Commission has carefully reviewed, evaluated, and determined the Areas meet one or more of the conditions to be designated as a “neighborhood revitalization area.”

Interlocal cooperation between the Unified Government, Kansas City Kansas Unified School District 500, Bonner Springs/Edwardsville School District 204, and the Kansas City Kansas Community College is a requirement for the implementation of the Plan. Therefore, the effective eligible date is January 1, 2026.

## II. Map of the NRA Plan Areas and Legal Descriptions

See Exhibit A.

## III. Appraised and Assessed Valuation of Real Property

The assessed valuation of the real estate contained in the designated Areas is listed for each parcel with land and building values provided separately. The listing is available for public inspection at the Unified Government Clerk's Office located on the 3<sup>rd</sup> Floor of the Municipal Office Building at 701 North 7<sup>th</sup> Street, Suite 323, Kansas City, Kansas 66101. The listing may be inspected during regular business hours, or any time on the Unified Government website at [www.wycokck.org](http://www.wycokck.org).

The appraised and assessed valuation for the parcels contained within each Area is as follows:

	<b>Appraised</b>		
	Land Value	Improvement Value	Total Value
Area 1	\$ 665,606,890	\$ 3,087,391,870	\$ 3,752,998,760
Area 2	\$ 1,055,095,297	\$ 5,436,097,990	\$ 6,491,193,287
Area 2 – State Avenue East Corridor	\$ 8,228,400	\$ 46,368,830	\$ 54,597,230
Area 2 – State Avenue West Corridor	\$ 6,560,830	\$ 96,992,150	\$ 103,552,980
Area 2 – Leavenworth Road Corridor	\$ 15,070,240	\$ 108,747,800	\$ 123,818,040
Area 3	\$ 46,526,010	\$ 98,895,040	\$ 145,421,050

	<b>Assessed</b>		
	Land Value	Improvement Value	Total Value
Area 1	\$ 105,258,396	\$ 370,879,205	\$ 476,137,601
Area 2	\$ 128,421,287	\$ 569,338,256	\$ 697,759,543
Area 2 – State Avenue East Corridor	\$ 1,475,670	\$ 6,227,262	\$ 7,702,932
Area 2 – State Avenue West Corridor	\$ 1,487,674	\$ 20,190,126	\$ 21,677,800
Area 2 – Leavenworth Road Corridor	\$ 2,206,456	\$ 8,289,525	\$ 10,495,981
Area 3	\$ 7,292,266	\$ 17,307,314	\$ 24,599,580

#### IV. Listing of Owners of Record in the NRA Plan Areas

The owner of record for each parcel of land is listed together with the corresponding address and is available for public inspection during regular business hours at the Unified Government Clerk's Office, subject to redactions for privacy as provided for by State law.

#### V. General Eligibility Requirements for NRA Tax Rebate

- The NRA tax rebate percentage is based on the taxes levied by participating NRA taxing entities within the NRA Areas.
- Liquor stores, bars and establishments that sell alcohol with less than 50% in food sales are **not** eligible.
- Improving existing structures or construction of accessory structures such as gazebos, storage buildings, workshops, barns, or swimming pools are **not** eligible.
- The addition of or rehabilitation of a mobile home is **not** eligible.
- Garages are eligible.
- An individual project cannot receive IRB or EDX. **However, a project may receive an IRB for sales tax exemption.**
- See the NRA criteria matrices in this section for terms.

##### A. Residential Improvements

- New construction or rehabilitation of a structure.
- NRA projects are limited to Three Million and 00/100 Dollars (\$3,000,000.00) in construction costs.
- Tax credits may be used in addition to the NRA tax rebate in certain situations.

##### **Single-family, Duplex, and Townhomes (New or Rehabilitation):**

- Single-family detached on one (1) parcel.
- Duplex on one (1) parcel is considered one (1) single duplex.
- Duplex on two (2) parcels is considered single-family attached.
- Townhomes with three (3) units on three (3) parcels are considered single-family attached.  
**NOTE:** All the above must be owner-occupied with the exception of a single duplex, or properties where a contract for deed has been filed with the Register of Deeds
- Unlimited transfer of the original application during the term of the rebate.
- There is no application fee for single-family, duplex, and townhouse residential improvements (both new and rehabilitation).

### **Multi-family Structure Projects (New or Rehabilitation):**

- Subject to approval by the District Commissioner and At-Large Commissioner for proposed projects.
- Multi-family structures are considered three (3) or more units on one (1) parcel.
- Townhomes on one (1) parcel with three (3) or more units are considered multi-family.
- Application fees for multi-family new construction, rehabilitation, and expansion:
  1. All projects have a minimum fee of Five Hundred and 00/100 Dollars (\$500.00).
  2. The application fee is waived for Land Bank properties.
  3. Application fees are non-refundable.

All residential improvements located in the NRA Plan Areas, as may be permitted by the Unified Government Code of Ordinances (including zoning ordinances) may be eligible for the NRA tax rebate.

### **Tax Increment Financing (TIF):**

- NRA projects are ineligible within TIF districts.

## NRA Residential Criteria

Area	Type of Investment	Minimum Value	Rebate	Yrs.
1	Single-family detached, Duplex single-family attached, and Townhomes single-family attached (Owner-Occupied), and Single Duplex – <b>Rehabilitation</b>	15% assessed value	95%	10
	Multi-family – <b>Rehabilitation</b>	15% assessed value	95%	10
	Historical Structures Owner/Rental – <b>Rehabilitation</b>	15% assessed value	100%	10
	Single-family detached, Duplex single-family attached, and Townhomes single-family attached (Owner-Occupied), and Single Duplex – <b>New</b>	15% assessed value	50%	10
	Multi-family – <b>New</b>	15% assessed value	50%	10
2 & 3	Single-family detached, Duplex single-family attached, and Townhomes single-family attached (Owner Occupied), and Single Duplex – <b>Rehabilitation</b>	15% assessed value	95%	5
	Multi-family – <b>Rehabilitation</b>	15% assessed value	95%	5
	Historic Structures Owner Occupied – <b>Rehabilitation</b>	15% assessed value	100%	5
	Single-family detached, Duplex single-family attached, and Townhomes single-family attached (Owner Occupied), and Single Duplex – <b>New</b>	15% assessed value	50%	5
	Multi-family – <b>New</b>	15% assessed value	50%	5

## **B. Commercial, Office, Industrial, Retail, and Mixed-Use Improvements**

- New construction, rehabilitation, or expansion of a structure.
- NRA projects are under Ten Million and 00/100 Dollars (\$10,000,000.00) in construction cost.
- Tax credits may be used in addition to the NRA tax rebate in certain situations.
- Unlimited transfer of the original application during the term.
  1. All projects have a minimum fee of One Thousand and 00/100 Dollars (\$1,000.00).
  2. The application fee is waived for Land Bank properties.
  3. Application fees are non-refundable.
- New construction, rehabilitation, or expansion of any type of commercial, office, retail, or industrial structure located in the NRA Plan Areas, as may be permitted by the Unified Government Code of Ordinances (including zoning ordinances) may be eligible for the NRA tax rebate, provided the project is not eligible for an Investment Revenue Bond (IRB) or Economic Development Exemption (EDX), **other than an IRB for sales tax purposes.**

### **NRA Commercial Criteria**

Area	Type of Investment	Minimum Value	Rebate	Yrs.
1	Rehabilitation/Expansion	15% assessed value	95%	10
	Rehabilitation/Expansion for Environmental Contamination	15% assessed value	95%	10
	Historic Rehabilitation	15% assessed value	100%	10
	New Construction	15% assessed value	50%	10
	New Construction for Environmental Contamination	15% assessed value	50%	10
2 & 3	Rehabilitation/Expansion	15% assessed value	95%	5
	Rehabilitation/Expansion for Environmental Contamination	15% assessed value	95%	5
	Historic Rehabilitation	15% assessed value	100%	5
	New Construction	15% assessed value	50%	5
	New Construction for Environmental Contamination	15% assessed value	50%	5

## **C. Special Project Areas**

- Special projects are permitted in the following areas:
  1. Area 1

2. State Avenue East Corridor
  3. State Avenue West Corridor
  4. Leavenworth Road Corridor
- Special projects are those over Ten Million and 00/100 Dollars (10,000,000.00) in construction cost.
  - Unlimited transfer of the original application during the term of the rebate.
  - Application fee is \$2,000.00 and is non-refundable.
  - Special projects **must** meet one (1) of the following three (3) criteria:
    1. Retail in nature;
    2. Environmentally contaminated area; or
    3. Historic designation by either the State of Kansas or the Federal Register.
  - Projects proposed under this provision will require specific approval by the Full Commission at a public meeting.

#### **D. Determination of Base Land Value**

Base land value is determined by the current use of the property as of January 1 of the application approval year.

#### **E. Transfer of Ownership**

The NRA tax rebate has unlimited transfer of ownership during the original application term.

#### **F. Economic Development Staff Establishes Factors for Adjustments in NRA Base**

#### **G. Application Fees Waived for Land Bank Properties**

#### **H. The NRA Project Value Eligibility Is Based on the Market Value Increase After Completion of Project (as of the January 1 Valuation Date)**

#### **I. Appraiser Staff Checks Tax Delinquency Status**

#### **J. NRA Plan Implementation**

The NRA Plan will only be implemented in the NRA Areas where the Unified Government, the Kansas City Kansas Unified School District 500, Bonner Springs/Edwardsville Unified School District 204, and the Kansas City Kansas Community

College all agree to participate. The School Districts and the Community College may not alter the Unified Government NRA Plan guidelines. However, the capital outlay portion of the tax levy for the School Districts and the Community College shall be excluded.

#### **K. Effective Date of NRA Plan Implementation**

The NRA Plan is effective from January 1, 2026, to December 31, 2030.

#### **L. Administrative Fee**

- An administrative fee of five percent (5%) of the tax increment remains in the Neighborhood Revitalization Trust Fund to cover administrative costs.
- The administrative fee is waived for properties with historic designation by the State of Kansas or Federal Register.

### **VI. Criteria for Determination of Eligibility**

1. Application must be submitted within 30 days of permit issuance, or, if no permit is required, within 30 days after construction has commenced.
2. To be eligible, an applicant cannot have delinquent property taxes on any property currently owned by the applicant in Wyandotte County.
3. Upon submission of the project application, the improvement/construction must be completed within 24 months of the date of submission, unless otherwise approved in writing by the Economic Development Director, or his or her designee.
4. A project is deemed commenced when a completed application (pages 4 thru 8 of Part 2, Section A and Part 2, Section B and required pre-construction, renovation, or expansion documentation) is received by the Appraiser.
5. The following documentation is required to accompany Part 2, Section A and B:

#### **Pre- and Post-Construction, Renovation, or Expansion Requirements**

**Pre-Construction** -- The following required documentation must be submitted with the application within 30 days of permit issuance, or, if no permit is required,

**within 30 days of construction, renovation, or expansion commencing to be eligible for the NRA tax rebate:**

- *If applicable*, a copy of the building permit that shows the estimated project cost. In some cases, permits come in stages.
- Application fee (*if applicable*).
- Pictures of proposed interior/exterior improvement areas.
- Picture of the property with address (*if existing structure*).
- An aerial map of the parcel/property.
- Plans/Renderings:
  - Residential new - house plans
  - Residential renovation/addition – project renderings (this can be the same as what is submitted to Building Inspections Department)
  - Commercial new – architectural front elevation drawing
  - Commercial renovation/expansion – interior/exterior project renderings (this can be the same as what is submitted to Building Inspections Department)
- A list of improvement costs or improvement bid estimates.

**Post-Construction -- Prior to receiving NRA tax rebate, the following required documentation must be submitted within 3 months of completion of the new construction/rehabilitation:**

- A Certificate of Occupancy (CO) or an approved Final Inspection Slip signed by the Building Inspections Division of the Neighborhood Resource Center (NRC).
  - Pictures of the completed improvement.
  - Receipts or certification of construction expenses.
6. The assessed value of residential and commercial property must be increased as described in the NRA Plan for the designated Area(s) to be eligible for the tax rebate. **A rebate is based on the increase in value to the property due solely to Construction Improvements after the UG appraiser has established a new 100% project completed value.** If there is any percentage increase in assessed value and an increase in taxes during the construction or improvement period, then the applicant is required to pay the increase in taxes, and it is not subject to a rebate until construction or improvements are completed.
7. The improvements must conform to the Comprehensive Land Use Plan and Zoning Ordinance in effect at the time the improvements are made.
8. The new, as well as the existing improvements on property must conform to all other applicable codes, rules, ordinances, regulations, and building standards in effect at the time the improvements are made and for the length of the NRA tax rebate, or the rebate may be terminated. The Unified Government County

Administrator may request to review any updated drawings/renderings, and proposed landscaping, fencing, and lighting plans prior to approval of the NRA tax rebate incentive.

9. Any property that is delinquent in any tax payment or special assessment shall not be eligible for any NRA tax rebate or future rebate until such time as all taxes and special assessments have been paid. If such delinquency occurs after entry into the NRA tax rebate program, the owner shall have no more than ninety (90) days to bring the taxes current, or the property shall no longer be eligible for the NRA tax rebate and participation terminates. Any ineligibility does not extend the term of the program.
10. The NRA project value is based on the market value increase due to new improvements only *after* the project is 100% complete and does not include the land and existing building value.

## **VII. Unified Government Application for NRA Tax Rebate Sample Application**

See Exhibits C, D and E.

## **VIII. Contents of Application for NRA Tax Rebate**

**Part 1, Section A:** General Information (See Exhibit C)

**Part 2, Section A:** Application (See Exhibit D)

**Part 2, Section B:** Status of Construction Completion (See Exhibit E)

## **IX. Application Procedure**

1. The application can be obtained on the Unified Government website at [www.wycokck.org/Departments/Appraisers-Office/Neighborhood-Revitalization-Act](http://www.wycokck.org/Departments/Appraisers-Office/Neighborhood-Revitalization-Act), from the Appraiser's Office (8200 State Avenue, 2<sup>nd</sup> Floor), the Economic Development Department (701 N. 7<sup>th</sup> Street, Suite 421) or the Building Inspections Division of the NRC (4953 State Avenue), prior to or concurrent with a building permit.
2. Within 30 days of permit issuance for or, if a permit is not required, 30 days after the start of any new construction, renovation, or expansion, the applicant shall submit to staff at the Appraiser's Office a completed application pages 4 thru 8 of Part 2, Section A and Part 2, Section B and required pre-construction, renovation, or expansion documentation. When the project is completed, the applicant shall

submit required post-construction documentation within three months of completion prior to receiving the NRA tax rebate.

3. The applicant shall request the Building Inspections Division to reference in its files that the applicant is applying for the NRA tax rebate and to forward a copy of the building permit to the Unified Government Appraiser.
4. Prior to December 1, following commencement of construction, renovation, or expansion and each succeeding December 1 until and including the year of project completion, the applicant shall complete and sign a new copy of Part 2, Section B of the NRA application, indicating the anticipated status of the project as of the following January 1 to the Economic Development Department.
5. In Kansas, the effective date of appraisals for taxation purposes is January 1<sup>st</sup>. Therefore, the Wyandotte County Appraiser's Office will establish the new valuation as of January 1, but only after the project is fully complete. The Appraiser's Office shall submit a report on the new valuation and the revised tax information by June 1 to the Unified Government Treasurer.
6. Upon determination that the status of the improvements as of January 1 meets the eligibility criteria, the Appraiser's Office shall certify the percentage requirements of Part 2, Section C to the Unified Government Clerk, Treasurer, and Economic Development Department.
7. The Appraiser's Office staff will notify the Finance Department of completed NRA tax rebates on an annual basis.
8. Upon the payment of the real estate tax for the subject property for the initial and each succeeding tax year extending through the specified NRA tax rebate period, and within a thirty (30) day period following the date of tax distribution by the Unified Government to the other taxing units, the NRA tax rebate, less the appropriate administrative fee, shall be made to the applicant. The tax rebate shall be made by the Unified Government Treasurer from the Neighborhood Revitalization Fund established in conjunction with the Unified Government and the other taxing units participating by Interlocal Agreement. The Unified Government Finance Department, the Appraiser's Office, and the Economic Development Department staff will make reports to the Unified Government Commission and other taxing units.
9. Applicant is **required** to pay taxes each year. A **rebate check** will be issued to applicant from the Treasurer's Office **after taxes are paid**. The NRA tax rebate applies only to the **additional taxes** resulting from the increase in assessed value of the property based **solely** on the improvements and the participating taxing

jurisdictions. Therefore, it should be noted that the valuation subject to rebate will remain fixed for the term of the NRA, however the mill levy calculation is subject to change, which may impact the rebate amount.

For example, if taxes paid on vacant land is Five Hundred and 00/100 Dollars (\$500.00) and a structure is built on the vacant land (improvement) that raises the taxes to Two Thousand Five Hundred and 00/100 Dollars (\$2,500.00) (assuming the required assessed value has occurred), the incremental increase in tax is Two Thousand and 00/100 Dollars (\$2,000.00). The Two Thousand and 00/100 Dollars (\$2,000) less an administrative fee is the portion that will be rebated.

**NOTE:** The above example is for illustrative purposes only.

10. Applicants appealing their appraised values may jeopardize their eligibility for NRA participation for that year and following tax years and may initially encounter a one (1) year delay in determining their eligibility for NRA participation.
11. A copy of the certification for transfer (NRA Transfer of Deed form at the end of the application) must be used when transferring the NRA tax rebate. The certification should be completed when the property is sold and then sent to the Appraiser's Office, Attention: NRA Program Staff, 8200 State Avenue, Kansas City, Kansas 66112. In such situations, the occupant may then be eligible to receive the NRA tax rebate pursuant to all other program criteria.

## **X. Planning and Development Zoning and District Regulations**

See Exhibit B for a summary of the overall framework, design, districts, and definitions.

## **XI. Capital Improvements Planned for the NRA Plan Areas (2026 – 2030)**

The 2026-2030 Proposed Capital Maintenance Improvement Program was adopted on August 26, 2025.

The Capital Improvements planned for the NRA Plan Areas is available for public inspection during regular business hours at the Unified Government Clerk's Office.

## **XII. Unified Government Tax Levy Schedule**

See Exhibit G.

### **XIII. Neighborhood Revitalization Trust Fund**

The Unified Government Commission established a Neighborhood Revitalization Trust Fund in accordance with the provisions of K.S.A. 12-17, 118.

### **XIV. Exhibits**

Exhibit A Map of the NRA Plan Areas

Exhibit B Comprehensive Land Use and Zoning Ordinance  
<http://online.encodeplus.com/regs/kansascity-ks/doc-viewer.aspx#secid-1>

Exhibit C NRA Application, Part 1, Section A: *General Information*

Exhibit D NRA Application, Part 2, Section A: *NRA Application*

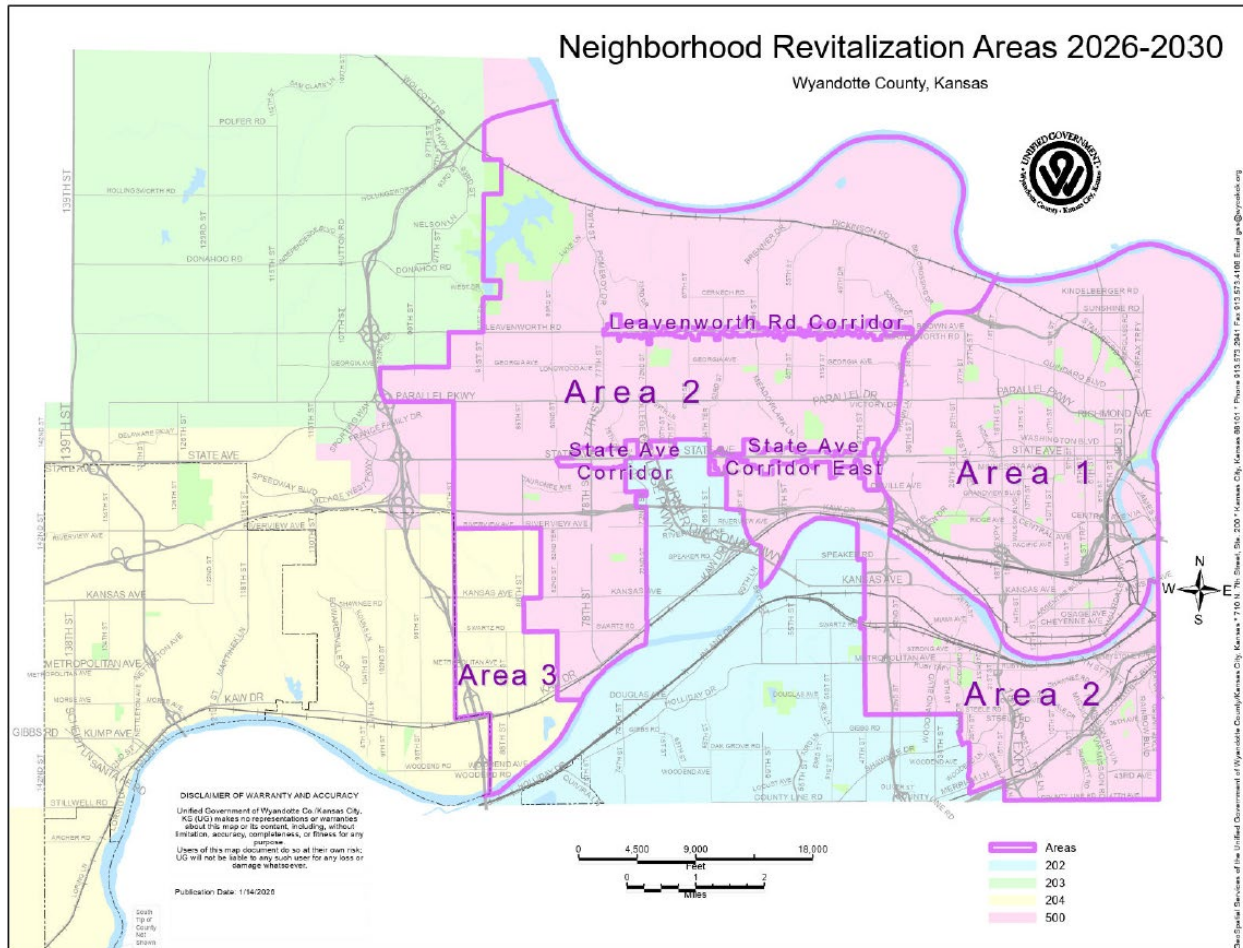
Exhibit E NRA Application, Part 2, Section B: *Status of Construction Completion*

Exhibit F Certification of Transfer of Deed for NRA Program

Exhibit G Unified Government Tax Levy Schedule

Exhibit H NRA Project Area Legal Description

# Exhibit A Map of the NRA Plan Areas



**Exhibit B Comprehensive Land Use and Zoning Ordinance**

<http://online.encodeplus.com/regs/kansascity-ks/doc-viewer.aspx#secid-1>

## **Exhibit C NRA Application, Part 1, Section A: *General Information***

The applicant is responsible for the following (as applicable) information and documentation when submitting the NRA application:

1. Application information
2. Property Area, Type, and Use
3. Improvement
4. Building Permits
5. Construction Timeline
6. Demolition of Structures
7. Tax Credits
8. Application Fee
9. Historic Designation
10. Pre- and Post-Construction, Renovation, or Expansion Requirements
11. Applicant Signature and Date.

# Exhibit D NRA Application, Part 2, Section A: NRA Application



## Neighborhood Revitalization Act (NRA) Rebate Program

The Unified Government of Wyandotte County/Kansas City, Kansas, under the [Neighborhood Revitalization Act \(NRA\) Program](#), allows property owners to receive a property tax rebate on additional taxes levied due to property improvements within designated NRA areas. The tax rebate program aims to promote revitalization through the rehabilitation, conservation, or redevelopment of property to protect the public health, safety, and welfare of Wyandotte County residents.

To make the process smoother, please have the following documents ready before you begin your application:

1. Project plans or pictures of the proposed project.
2. A cost breakdown of your project (Excel, PDF, builder estimate, etc.).
3. Before pictures (if this is a vacant lot, you can submit a Google Earth screenshot or something similar).

If you do not have these items ready, they must be submitted within 30 days of the start of your project/application for your rebate application to be considered. If you have questions, please contact [edevlopment@wycokck.org](mailto:edevlopment@wycokck.org).

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## Program Eligibility

Is your project located within a designated NRA Project Area? (See Map Below) (Select 1 option) Required

- Yes
- No

[View the NRA Project Area Map.](#)

Is Applicant the legal owner of the property? (Select 1 option) Required

- Yes
- No

Answer this question if you selected 'No' in *Program Eligibility > Is Applicant the legal owner of the property?*

Does applicant formally represent the legal owner of the property? (Select 1 option) Required

- Yes
- No

Does Applicant have any delinquent property taxes on any property currently owned in Wyandotte County? (Select 1 option)

Required

- Yes
- No

New and existing improvements to the property will conform to all applicable codes, rules, ordinances, and regulations in effect at the time improvements are made, and for the length of the NRA tax rebate. Owner understands that failure to comply with this requirement will terminate the rebate. (Select 1 option)

Required

- Yes
- No

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Read this section if you selected 'Yes' in *Program Eligibility > Does Applicant have any delinquent property taxes on any property currently owned in Wyandotte County?*

## Your Project May Be Ineligible At This Time

For your project to be eligible, you must first remedy any outstanding taxes on the property. You can pay [pay property taxes online](#) or by using our [MyWyco Mobile App](#).

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Read this section if you selected 'No' in *Program Eligibility > Is your project located within a designated NRA Project Area? (See Map Below)*

## Your Project Area May Be Ineligible At This Time

Currently the NRA Program is only applicable to properties located within designated areas located on the map. Please contact the [Economic Development](#) department if you have any questions.

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Read this section if you selected 'No' in *Program Eligibility > Does applicant formally represent the legal owner of the property?*

## You may need to contact the Owner to proceed

To submit an application for the NRA Program, you must either be the legal owner of the property or a representative of the legal owner. Please contact the legal owner of the property for permission to submit an application.

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## Applicant Information

Is Applicant the Legal Owner or a Representative of the Legal Owner of the Property? (Select 1 option)

Required

- Yes--Legal Owner
- Yes--Representative of the Legal Owner
- Yes - Applicant has a Land Bank Option agreement
- None of these

This information applies if you selected 'None of these' in *Applicant Information > Is Applicant the Legal Owner or a Representative of the Legal Owner of the Property?*

Applicant must be the Legal Owner of the property or a representative of the legal owner to be eligible for the Neighborhood Revitalization Act program. You can forward the link to this application to the Legal Owner via email or text message and they can complete and submit the application for the project.

Answer this question if you selected 'Yes--Representative of the Legal Owner' in *Applicant Information > Is Applicant the Legal Owner or a Representative of the Legal Owner of the Property?*

**What is Applicant's Relationship to the Legal Owner?** Required

**Applicant's Full Name** Required

**Applicant's Phone Number** Required

**Applicant's Email Address** Required

Answer this question if you selected 'Yes--Representative of the Legal Owner' in *Applicant Information > Is Applicant the Legal Owner or a Representative of the Legal Owner of the Property?*

**Owner's Full Name** Required

Answer this question if you selected 'Yes--Representative of the Legal Owner' in *Applicant Information > Is Applicant the Legal Owner or a Representative of the Legal Owner of the Property?*

**Owner's Phone Number** Required

Answer this question if you selected 'Yes--Representative of the Legal Owner' in *Applicant Information > Is Applicant the Legal Owner or a Representative of the Legal Owner of the Property?*

**Owner's Email Address** Required

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## Developer Information

**Is the Developer the same as Owner? (Select 1 option)** Required

- Yes
- No

**Is Developer an individual or business entity? (Select 1 option)** Required

- Individual
- Business Entity

Answer this question if you selected 'Business Entity' in *Developer Information > Is Developer an individual or business entity?*

**Developer Company Name** Required

Answer this question if you selected 'Business Entity' in *Developer Information > Is Developer an individual or business entity?*

**How many total employees does developer employ? (Select 1 option)** Required

- Less than 5
- More than 5, Less than 15
- More than 16, Less than 20
- More than 20

Answer this question if you selected 'No' in *Developer Information > Is the Developer the same as Owner?*

**Developer Contact's Name** Required

Answer this question if you selected 'No' in *Developer Information > Is the Developer the same as Owner?*

**Developer Contact's Phone Number** Required

Answer this question if you selected 'No' in *Developer Information > Is the Developer the same as Owner?*

**Developer Contact's Email Address** Required

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## Property Information

**Street Address** Required

**City** Required

**State (Select 1 option)** Required

- Alabama
- Alaska
- Arizona
- Arkansas
- California
- Colorado
- Connecticut
- Delaware
- Florida
- Georgia
- Hawaii
- Idaho
- Illinois
- Indiana
- Iowa
- Kansas
- Kentucky
- Louisiana
- Maine
- Maryland
- Massachusetts
- Michigan
- Minnesota
- Mississippi
- Missouri
- Montana
- Nebraska
- Nevada
- New Hampshire
- New Jersey
- New Mexico
- New York
- North Carolina
- North Dakota
- Ohio
- Oklahoma
- Oregon
- Pennsylvania
- Rhode Island
- South Carolina
- South Dakota

- Tennessee
- Texas
- Utah
- Vermont
- Virginia
- Washington
- West Virginia
- Wisconsin
- Wyoming

**Zip Code** Required

**Parcel Number** Required

**Need help finding your Parcel Identification Number or Legal Description?** You can find this on your **tax statement** or on our [BuildItKCK](#) page, or by using [DOT Maps](#).

If you have any issues locating your Parcel ID, please call the Unified Government Clerk at [\(913\) 573-2874](tel:9135732874).

**Which School District is property located within? (Select 1 option)** Required

- Bonner Springs/Edwardsville Unified School District (USD #204)
- Kansas City Kansas Public Schools (USD #500)
- Piper Unified School District (USD #203)
- Turner Unified School District (USD #202)
- I'm not sure

[Look up your school district.](#)

This information applies if you selected 'Piper Unified School District (USD #203)' in *Property Information > Which School District is property located within?*

Unfortunately, Piper Unified School District (USD #203) is no longer part of the Neighborhood Revitalization Act plan. If you have any questions, please use our [FAQ form](#) to communicate your needs to our team. Thank you!

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## Project Information

Please use this [map](#) to answer Question 1.

**Where is your project located? (Select 1 option)** Required

- Area 1
- Area 2
- Area 2 East--State Avenue East Corridor
- Area 2 East--State Avenue West Corridor
- Area 2 East--Leavenworth Road Corridor
- Area 3

**The Special Project Area Is (Please Check All That Apply) (Select 1 or more options)** Required

- Retail
- Environmentally Contaminated
- Historic
- None of These

Answer this question if you made a selection that includes 'Historic' in *Project Information > The Special Project Area Is (Please Check All That Apply)*

**Please upload proof of Historic State and/or Federal Designation here:** Required

Please attach all files to the end of this form before submitting it.

**The Project Is (Check All That Apply) (Select 1 or more options)** Required

- New Construction
- Renovation
- Expansion

**The Project Is (Please Check All That Apply) (Select 1 or more options)** Required

- Residential
- Commercial
- Office
- Industrial

**End use will be: (Select 1 option)** Required

- Owner Occupied
- Rental
- Leased

**Tell us about your project (renovation, new kitchen, structural addition, etc.):** Required

Form area for project description with three horizontal dashed lines.

**Estimated cost of your project (ex. \$50,000)** Required

Form area for estimated cost.

**Construction Start Date** Required

Date selection fields: M M D D Y Y Y Y

**Estimated Date of Completion** Required

Date selection fields: M M D D Y Y Y Y

**Are you demolishing any structures? (Select 1 option)** Required

- Yes
- No

Complete this section if you selected 'Yes' in *Project Information* > *Are you demolishing any structures?*

## Demolition Information

**List of Buildings to be Demolished (or upload a copy of list in the field below)** Required

Form area for list of buildings to be demolished with three horizontal dashed lines.

**You can upload a copy of your Demolition List here:**

Please attach all files to the end of this form before submitting it.

**Street Address of Structure to be demolished:** Required

Answer this question if you selected 'Yes' in *Project Information > Are you demolishing any structures?*

**Number of structures to be demolished:** Required

Answer this question if you entered something in *Demolition Information > Number of structures to be demolished:*

**Are there any tenants presently occupying the building? (Select 1 option)** Required

- Yes
- No

Answer this question if you entered something in *Demolition Information > Number of structures to be demolished:*

**Were there any tenants occupying the building on the purchase date? (Select 1 option)** Required

- Yes
- No

**Demolition Permit Number**

Answer this question if you selected 'Yes' in *Demolition Information* > *Were there any tenants occupying the building on the purchase date?*

Please list tenants here (or upload a list of tenants in the field below)

Need help finding your permit number or help applying for a permit? We can assist you through our [BuildItKCK](#) page.

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## Additional Incentives

Do you plan to apply for any tax credits? (Select 1 option) Required

- Yes
- No
- I don't know

Answer this question if you selected 'Yes' in *Additional Incentives* > *Do you plan to apply for any tax credits?*

Which tax credits do you plan to apply for? (Select 1 or more options) Required

- Community Improvement District (CID)
- Economic Development Exemption (EDX)
- Industrial Revenue Bonds (IRB)
- Sales Tax Revenue Bonds (STAR)
- Small Business
- Tax Increment Financing (TIF)

This information applies if you made a selection that includes 'Tax Increment Financing (TIF)' in *Additional Incentives* > *Which tax credits do you plan to apply for?*

Unfortunately our new Neighborhood Revitalization Act program does not allow applicants to apply for NRA and Tax Increment Financing for the same project.

This information applies if you selected 'Yes' in *Additional Incentives* > *Do you plan to apply for any tax credits?*

Need more information on available programs? You can learn more by visiting the Wyandotte County [Economic Development](#) page.

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## What You Need To Know

The following required documentation must be submitted with the application at the time of application or within 30 days of construction, renovation, or expansion to be eligible for the NRA tax rebate program:

1. A copy of the building permit that shows the estimated cost (this is different than the placard that is posted on site) *if applicable*. Not every project will require permits.
2. Application Fee must be paid for certain projects - there are no application fees for single family residential projects.
3. Before pictures of proposed interior/exterior improvement areas.
4. A picture of the property showing the address (for existing structures).
5. An aerial map showing the parcel/property (Google Earth, DotMaps, screenshots accepted)
6. Plans/Renderings:

- New Residential = House plans
- Residential Renovation/Addition = Project Renderings (this can be the materials you submitted to Building Inspection).
- Commercial New = Architectural front elevation drawing
- Commercial Renovation/Addition = Interior/Exterior project renderings (this can be the materials you submitted to Building Inspection).

7. A list of improvement cost or improvement bid estimates

#### Upload before photos of the property or existing lot:

Please attach all files to the end of this form before submitting it.

#### Upload building plans, project renderings, or proposed renovation plans:

Please attach all files to the end of this form before submitting it.

#### Upload the cost breakdown of the project (Excel, PDF, builder estimate, etc.): Required

Please attach all files to the end of this form before submitting it.

#### If available/applicable, upload any building permits:

Please attach all files to the end of this form before submitting it.

#### WHEN THE PROJECT IS DONE:

The following required post-construction documents **must be submitted within 3 months of project completion**. You will submit these documents to [edevelopment@wycokck.org](mailto:edevelopment@wycokck.org). Please include NRA Rebate (insert your address) in the subject line.

1. Certificate of Occupancy (CO) or approved Final Inspection Slip issued by the Building Inspections Division of NRC.
2. Pictures of the completed improvements
3. Receipts or certification of construction expenses.

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## Finishing Your NRA Application

An application fee of **\$500** is required for all **multi-family projects**.

An application fee of **\$1000** is required for **commercial, industrial, office, retail, historical, and environmentally contaminated projects**.

If the project is **located in a Special Projects Area** and the **construction cost is over \$3 Million**, the application fee is **\$2000**.

Checks are payable to the Unified Government Treasurer.

**Is Applicant, Owner, or Developer claiming Local, Minority, or Women-Owned Business status? (Select 1 option)** Required

- Yes
- No

Answer this question if you selected 'Yes' in *Finishing Your NRA Application > Is Applicant, Owner, or Developer claiming Local, Minority, or Women-Owned Business status?*

**Please Check all that Apply (Select 1 or more options)** Required

- Locally-Owned Business
- Minority-Owned Business
- Women-Owned Business

This information applies if you selected 'Yes' in *Finishing Your NRA Application > Is Applicant, Owner, or Developer claiming Local, Minority, or Women-Owned Business status?*

Please contact the UG Contract Compliance Department at [\(913\) 573-5440](tel:9135735440) for goals.

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## Applicant Signature

Answer this question if you selected 'Yes--Representative of the Legal Owner' in *Applicant Information > Is Applicant the Legal Owner or a Representative of the Legal Owner of the Property?*

**I certify that I have permission from the property owner to apply on behalf of owner. (Select 1 option)** Required

- I Agree

**Applicant Name** Required

**Applicant Signature** Required

**Date of Signature** Required

M	M	D	D	Y	Y	Y	Y
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*End of form*

*Don't forget to attach all files before submitting this form*

**Exhibit E NRA Application, Part 2, Section B: *Status of Construction Completion***

Prior to December 1, following commencement of construction and each succeeding December 1 until and including the year of project completion, the applicant shall complete and sign a new copy of Part 2, Section B of the Neighborhood Revitalization Tax application, indicating the anticipated status of the project as of the following January 1 to the Appraiser’s office Department Attention: NRA Program, at 8200 State Ave Kansas City, KS 66112.

Applicant’s Name: \_\_\_\_\_

Property Address: \_\_\_\_\_

Parcel ID Number: \_\_\_\_\_

**Status of Construction Completion:**

- Incomplete project as of January 1 following commencement
- Completed project as of January 1 following commencement

**Exhibit F Certification of Transfer of Deed for NRA Program**

Developer Name/Builder Name: \_\_\_\_\_.

This is to certify that Parcel Number \_\_\_\_\_, commonly known as \_\_\_\_\_ Kansas City, Kansas, 66\_\_\_\_\_, where an existing structure was renovated , or built a new structure , and was sold to the new owners: \_\_\_\_\_

on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

The deed has been recorded at the Register of Deeds office on the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_\_. Document Number \_\_\_\_\_

By: \_\_\_\_\_  
(Print Name)

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Date)

Please return completed form to:  
*Unified Government – Appraiser Office  
Attention: NRA Program Staff  
8200 State Ave  
Kansas City, Kansas 66112*

To: Unified Government Appraiser  
Unified Government Treasurer

FROM: Unified Government Appraiser’s Office

This certification from the Developer/ Builder indicates that the NRA eligible structure was sold/transferred to the new owner on the date above.

Pursuant to the terms of the NRA Plan please transfer the Property Tax Rebate to the new owner effective on the date the deed was recorded.

\_\_\_\_\_  
*Appraiser’s Office Staff* Title \_\_\_\_\_

\_\_\_\_\_, 20\_\_\_\_\_

**Exhibit G Unified Government Tax Levy Schedule**

*\*The Schedule is currently being developed; it will be included when finalized.*

**Exhibit H NRA Project Area Legal Description**  
**Legal Description for NRA Area 1**

1/12/2026

Beginning at the intersection of the Kansas and Missouri State line and Kansas Avenue;

thence Westerly along Centerline of Kanas Avenue to left bank of the Kansas River;

thence Southerly along the left bank of the Kansas River to its intersection with the West line of Section 23, Township 11, Range 25, said line also being the East line of Section 22, Township 11, Range 25;

thence continuing Southwesterly along the left bank of the Kansas River to its intersection with the West line of Section 22, Township 11, Range 25, said line also being the East line of Section 21, Township 11, Range 25;

thence continuing Westerly along the left bank of the Kansas River to its intersection with the West line of Section 21, Township 11, Range 25, said line also being the East line of Section 20, Township 11, Range 25;

thence continuing Northwesterly along the left bank of the Kansas River to its intersection with the North line of Section 20, Township 11, Range 25, said line also being the South line of Section 17, Township 11, Range 25;

thence continuing Northwesterly along the left bank of the Kansas River to its intersection with the West line of Section 17, Township 11, Range 25, said line also being the East line of Section 18, Township 11, Range 25;

thence continuing Northwesterly along the left bank of the Kansas River to its intersection with centerline of Interstate Highway 635;

thence North along the centerline of Interstate Highway 635 to its intersection with the right bank of the Missouri River;

thence continuing in a Easterly direction along the right bank of the Missouri River to its intersection with the East line of Section 29, Township 10, Range 25, said line also being the West line of Section 28, Township 10, Range 25;

thence continuing in a Northeasterly direction along the right bank of the Missouri River to its intersection with the East line of Section 28, Township 10, Range 25, said line also being the West line of Section 27, Township 10, Range 25;

thence continuing in a Easterly direction along the right bank of the Missouri River to its intersection with the Northern extension of the East line of Section 27, Township 10, Range 25, said line also being the Northern extension of the West line of Section 26, Township 10, Range 25;

thence continuing in a Southeasterly direction along the right bank of the Missouri River to its intersection with the Eastern extension of the South line of Section 26, Township 10, Range 25, said line also being the Eastern extension of the North line of Section 35, Township 10, Range 25;

thence continuing in a Southwesterly direction along the right bank of the Missouri River to its intersection with the South line of Section 35, Township 10, Range 25, said line also being the North line of Section 35, Township 10, Range 25;

thence East along the South line of Section 35, Township 10, Range 25, to its intersection with the Kansas and Missouri State Line;

thence in a Southwesterly and Southerly direction along the Kansas and Missouri State Line to the point of beginning, all in Wyandotte County, Kansas.

Legal Description for NRA Area 2

Beginning at the intersection of the Kansas and Missouri State line and the Wyandotte-Johnson County line said point being the Southeast corner of Section 35, Township 11, Range 25;

thence West along Wyandotte-Johnson County Line to the Southwest Corner of Section 33, Township 11, Range 25 said point being the intersection of 47th Avenue (County Line Road) and 18th Street Extended;

thence North along the west line of Section 33, Township 11, Range 25 to 18th Street;

thence continuing North on 18th Street to the Burlington Northern and Santa Fe Railroad tracks;

thence Southwesterly along the centerline of the tracks of the Burlington Northern and Santa Fe Railroad to the West line of the Southeast Quarter of Section 32, Township 11, Range 25;

thence North along the West line of the Southeast Quarter of Section 32, Township 11, Range 25 to the centerline of Merriam Lane;

thence Northeasterly along the centerline of Merriam Lane to its intersection with centerline of 26th Street;

thence Northerly along the centerline of 26th Street to the point where it ends said point being Woodend Road;

thence continuing North along the centerline of the extension of 26th Street to its intersection with North right-of-way line of Shawnee Drive;

thence Westerly along the North right-of-way line of Shawnee Drive to the Southwest corner of EDWARD STEELE SUBDIVISION, a subdivision of land in Kansas City, Wyandotte County, Kansas;

thence North along the West line of EDWARD STEELE SUBDIVISION to the Northwest corner of EDWARD STEELE SUBDIVISION;

thence East along the North line of EDWARD STEELE SUBDIVISION to the Southeast corner of KERRYCREEK, a subdivision of land in Kansas City, Wyandotte County, Kansas;

thence North along the East line of KERRYCREEK to centerline of Steele Road;

thence West along the centerline of Steele Road to the point where Steel Road ends;

thence continuing west along the extension of Steele Road to its intersection of the line dividing Range 24 and Range 25;

thence North along said range line to its intersection with centerline of Swartz Road;

thence West along the centerline of Swartz Road, 1/16 mile;

thence North to the centerline of Probst Road;

thence East along the centerline of Probst Road;

thence North to the centerline of Speaker Road;

thence West along the centerline of Speaker Road, 1/10 of a mile;

thence North to the Centerline of the Kansas River;

thence Westerly along the Centerline of the Kansas River to the South line of Section 12, Township 11, Range 24 said line also being the North line of Section 13, Township 11, Range, 24;

thence continuing Southwesterly along the Centerline of the Kansas River to the West line of Section 13, Township 11, Range 24 said line also being the East line of Section 14, Township 11, Range, 24;

thence continuing Southwesterly along the Centerline of the Kansas River to the centerline of line of Section 14, Township 11, Range 24;

thence North along the centerline of Section 14, Township 11, Range 24, to its intersection with the centerline of 59th Lane;

thence Westerly and Northerly along the centerline of 59th Lane approximately 3,300 feet to its intersection with South right-of-way line of Interstate Highway 70;

thence West along the South right-of-way line of Interstate Highway 70 approximately 1/4 of a mile to the West line of Section 11, Township 11, Range 24 said line also being the East line of Section 10, Township 11, Range 24;

thence North along the East line of Section 10, Township 11, Range 24, to the Northeast corner of the Southeast Quarter of the Northeast Quarter of Section 10, Township 11, Range 24;

thence West 1/4 mile;

thence North 1/2 mile;

thence West 1/2 mile;

thence South 1/4 mile;

thence West 3,960 feet;

thence South 1/2 mile to the center of Section 9, Township 11, Range 24;

thence East approximately 1,650 feet;

thence South 330 feet;

thence West 792 feet;

thence South 990 feet;

thence east 792 feet to the intersection of the South line of Interstate Highway 70 and 72nd Street;

thence South along the centerline of 72nd Street to the point where it ends;

thence continuing South along the Southerly prolongation of the centerline of 72nd Street to centerline of the Kansas River;

thence Southwesterly along the centerline of the Kansas River to the South line of Section 21, Township 11, Range 24 said line also being the North line of Section 28, Township 11, Range 24;

thence continuing Southwesterly along the centerline of the Kansas River to the West line of Section 28, Township 11, Range 24 said line also being the East line of Section 29, Township 11, Range 24;

thence continuing Southwesterly along the e centerline of the Kansas River and its intersection with the East-West centerline of Section 29, Township 11, Range 24

thence West along said East-West centerline Section 29, Township 11, Range 24 to the Center of Section 29, Township 11, Range 24;

thence North along the North-South centerline of Section 29, Township 11, Range 24 to its intersection with the North line of Section 29, Township 11, Range 24 said line also being the South line of Section 20, Township 11, Range 24;

thence continuing North along the North-South centerline of Section 20, Township 11, Range 24 to the center of Section 20, Township 11, Range 24;

thence West along the East-West centerline of Section 20, Township 11, Range 24 to its intersection with the West line of Section 20, Township 11, Range 24;

thence North along the West line of Section 20, Township 11, Range 24 to the Northwest corner of Section 20, Township 11, Range 24;

thence East along the North line of Section 20, Township 11, Range 24 to the center of the North line of the Northwest Quarter Section of Section 20, Township 11, Range 24 said corner also being the center of the South line of the Southwest Quarter Section of Section 17, Township 11, Range 24;

thence North to the North line of Section 17, Township 11, Range 24 said line also being the south line of Section 8, Township 11, Range 24;

thence West along the South line of Section 8, Township 11, Range 24 to the Southeast corner of Section 8, Township 11, Range 24 said corner also being the Southwest corner of Section 7, Township 11, Range 24;

thence West along the South line of Section 7, Township 11, Range 24 to the Southwest corner of Section 7, Township 11, Range 24;

thence North along the West line of Section 7, Township 11, Range 24 to the center of the West line of Section 7, Township 11, Range 24 said line also being the East line of Section 12, Township 11, Range 23;

Thence West along the East-West centerline of Section 12, Township 11, Range 23 to the center of Section 12, Township 11, Range 23;

thence South along the North-South centerline of Section 12, Township 11, Range 23 to its intersection with the South right-of-way line of the Interstate Highway 70;

thence in a Westerly direction along the South right-of-way line of Interstate Highway 70 to its intersection with the centerline of Interstate Highway 435;

thence Northerly along the centerline of Interstate Highway 435 to a point that intersects the North-South centerline of Section 35, Township 10, Range 23;

thence North along the North-South centerline of Section 35, Township 10, Range 23 to the center of Section 35, Township 10, Range 23;

thence East along the East-West centerline of Section 35, Township 10, Range 23 to the center of the East line of Section 35, Township 10, Range 23 said line also being the West line of Section 36, Township 10, Range 23;

thence East along the East-West centerline of Section 36, Township 10, Range 23 to the center of Section 36, Township 10, Range 23;

thence North along the North-South centerline of Section 36, Township 10, Range 23 to the center of the North line of Section 36, Township 10, Range 23;

thence East along the North line of Section 36, Township 10, Range 23 to the Northeast corner of Section 36, Township 10, Range 23 said corner also being the Southeast corner of Section 25, Township 10, Range 23;

thence North along the East line of Section 25, Township 10, Range 23 to the center of the East line of Section 25, Township 10, Range 23 said line also being the West line of Section 30, Township 10, Range 24;

thence East along the East-West centerline of Section 30, Township 10, Range 24 to the center of the South line of Northwest Quarter of Section 30, Township 10, Range 24;

thence North to the center of the Northwest Quarter of Section 30, Township 10, Range 24: thence West to the West line of Section 30, Township 10, Range 24;

thence North along the West line of Section 30, Township 10, Range 24 to the Northwest corner of Section 30, Township 10, Range 24 said corner also being the Southwest corner of Section 19, Township 10, Range 24;

thence North along the West line of Section 19, Township 10, Range 24 to the Northwest corner of Section 19, Township 10, Range 24;

thence East along the North line of Section 19, Township 10, Range 24 to the center of the North line of the Northwest Quarter of Section 19, Township 10, Range 24 said line also being the South line of the Southwest Quarter of Section 18, Township 10, Range 24;

thence North to the East-West Centerline of Section 18, Township 10, Range 24;

thence West along the East-West centerline to the center of West line of Section 18, Township 10, Range 24;

thence North along the West line of Section 18, Township 10, Range 24 to the Northwest corner of Section 18, Township 10, Range 24 said corner also being the Southwest corner of Section 7, Township 10, Range 24;

thence North along the West line of Section 7, Township 10, Range 24 to its intersection with the centerline of Interstate Highway 435;

thence Northeasterly along the centerline of Interstate Highway 435 to its intersection with the right bank of the Missouri River;

thence continuing in a Southeasterly direction along the right bank of the Missouri River to its intersection with the South line of Section 17, Township 10, Range 24, said line also being the North line of Section 20, Township 10, Range 24;

thence continuing in a Southeasterly direction along the right bank of the Missouri River to its intersection with the East line of Section 20, Township 10, Range 24, said line also being the West line of Section 21, Township 10, Range 24;

thence continuing East along the right bank of the Missouri River to its intersection with the East line of Section 21, Township 10, Range 24, said line also being the West line of Section 22, Township 10, Range 24;

thence continuing East along the right bank of the Missouri River to its intersection with the East line of Section 22, Township 10, Range 24, said line also being the West line of Section 23, Township 10, Range 24;

thence in a Northeasterly direction along the right bank of the Missouri River to the North line of Section 23, Township 10, Range 24, said line also being the South line of Section 14, Township 10, Range 24;

thence continuing in a Northeasterly direction along the right bank of the Missouri River to its intersection with the East line of Section 14, Township 10, Range 24, said line also being the West line of Section 13, Township 10, Range 24;

thence continuing in a Northeasterly direction along the right bank of the Missouri River to its intersection with the East line of Section 13, Township 10, Range 24, said line also being the West line of Section 18, Township 10, Range 25;

thence continuing in an East and Southerly direction along the right bank of the Missouri River to its intersection with the South line of Section 18, Township 10, Range 25, said line also being the North line of Section 19, Township 10, Range 25;

thence continuing South along the right bank of the Missouri River to its intersection with the South line of Section 19, Township 10, Range 25, said line also being the North line of Section 30, Township 10, Range 25;

thence in a Southeasterly direction along the right bank of the Missouri River to its intersection with the East line of Section 30, Township 10, Range 25, said line also being the West line of Section 29, Township 10, Range 25;

thence continuing Easterly along the right bank of the Missouri River to its intersection with the Centerline of Interstate Highway 635;

thence South along the centerline of Interstate Highway 635 to its intersection with the left bank of the Kansas River;

thence Southeasterly along the left bank of the Kansas River to its intersection with the East line of Section 18, Township 11, Range 25, said line also being the West line of Section 17, Township 11, Range 25;

thence continuing Southeasterly along the left bank of the Kansas River to its intersection with the South line of Section 17, Township 11, Range 25, said line also being the North line of Section 20, Township 11, Range 25;

thence continuing Southeasterly along the left bank of the Kansas River to its intersection with the East line of Section 20, Township 11, Range 25, said line also being the West line of Section 21, Township 11, Range 25;

thence continuing Easterly along the left bank of the Kansas River to its intersection with the East line of Section 21, Township 11, Range 25, said line also being the West line of Section 22, Township 11, Range 25;

thence continuing Northeasterly along the left bank of the Kansas River to its intersection with the East line of Section 22, Township 11, Range 25, said line also being the West line of Section 23, Township 11, Range 25;

thence continuing Northeasterly along the left bank of the Kansas River to its intersection with the North line of Section 23, Township 11, Range 25, said line also being the South line of Section 14, Township 11, Range 25;

thence continuing Northerly along the left bank of the Kansas River to its intersection with the centerline of Kansas Avenue;

thence Easterly along the centerline of Kansas Avenue to its intersection of the Kansas and Missouri State line;

thence South along the Kansas and Missouri State Line to the point of beginning,

all in Wyandotte County, Kansas.

## **Legal Description for NRA Area 2**

Beginning at the intersection of the Kansas and Missouri State line and the Wyandotte-Johnson County line said point being the Southeast corner of Section 35, Township 11, Range 25;

thence West along Wyandotte-Johnson County Line to the Southwest Corner of Section 33, Township 11, Range 25 said point being the intersection of 47th Avenue (County Line Road) and 18th Street Extended;

thence North along the west line of Section 33, Township 11, Range 25 to 18th Street;

thence continuing North on 18th Street to the Burlington Northern and Santa Fe Railroad tracks;

thence Southwesterly along the centerline of the tracks of the Burlington Northern and Santa Fe Railroad to the West line of the Southeast Quarter of Section 32, Township 11, Range 25;

thence North along the West line of the Southeast Quarter of Section 32, Township 11, Range 25 to the centerline of Merriam Lane;

thence Northeasterly along the centerline of Merriam Lane to its intersection with centerline of 26th Street;

thence Northerly along the centerline of 26th Street to the point where it ends said point being Woodend Road;

thence continuing North along the centerline of the extension of 26th Street to its intersection with North right-of-way line of Shawnee Drive;

thence Westerly along the North right-of-way line of Shawnee Drive to the Southwest corner of EDWARD STEELE SUBDIVISION, a subdivision of land in Kansas City, Wyandotte County, Kansas;

thence North along the West line of EDWARD STEELE SUBDIVISION to the Northwest corner of EDWARD STEELE SUBDIVISION;

thence East along the North line of EDWARD STEELE SUBDIVISION to the Southeast corner of KERRYCREEK, a subdivision of land in Kansas City, Wyandotte County, Kansas;

thence North along the East line of KERRYCREEK to centerline of Steele Road;

thence West along the centerline of Steele Road to the point where Steel Road ends;

thence continuing west along the extension of Steele Road to its intersection of the line dividing Range 24 and Range 25;

thence North along said range line to its intersection with centerline of Swartz Road;

thence West along the centerline of Swartz Road, 1/16 mile;

thence North to the centerline of Probst Road;

thence East along the centerline of Probst Road;

thence North to the centerline of Speaker Road;

thence West along the centerline of Speaker Road, 1/10 of a mile;

thence North to the Centerline of the Kansas River;

thence Westerly along the Centerline of the Kansas River to the South line of Section 12, Township 11, Range 24 said line also being the North line of Section 13, Township 11, Range, 24;

thence continuing Southwesterly along the Centerline of the Kansas River to the West line of Section 13, Township 11, Range 24 said line also being the East line of Section 14, Township 11, Range, 24;

thence continuing Southwesterly along the Centerline of the Kansas River to the centerline of line of Section 14, Township 11, Range 24;

thence North along the centerline of Section 14, Township 11, Range 24, to its intersection with the centerline of 59th Lane;

thence Westerly and Northerly along the centerline of 59th Lane approximately 3,300 feet to its intersection with South right-of-way line of Interstate Highway 70;

thence West along the South right-of-way line of Interstate Highway 70 approximately 1/4 of a mile to the West line of Section 11, Township 11, Range 24 said line also being the East line of Section 10, Township 11, Range 24;

thence North along the East line of Section 10, Township 11, Range 24, to the Northeast corner of the Southeast Quarter of the Northeast Quarter of Section 10, Township 11, Range 24;

thence West 1/4 mile;

thence North 1/2 mile;

thence West 1/2 mile;

thence South 1/4 mile;

thence West 3,960 feet;

thence South 1/2 mile to the center of Section 9, Township 11, Range 24;

thence East approximately 1,650 feet;

thence South 330 feet;

thence West 792 feet;

thence South 990 feet;

thence east 792 feet to the intersection of the South line of Interstate Highway 70 and 72nd Street;

thence South along the centerline of 72nd Street to the point where it ends;

thence continuing South along the Southerly prolongation of the centerline of 72nd Street to centerline of the Kansas River;

thence Southwesterly along the centerline of the Kansas River to the South line of Section 21, Township 11, Range 24 said line also being the North line of Section 28, Township 11, Range 24;

thence continuing Southwesterly along the centerline of the Kansas River to the West line of Section 28, Township 11, Range 24 said line also being the East line of Section 29, Township 11, Range 24;

thence continuing Southwesterly along the e centerline of the Kansas River and its intersection with the East-West centerline of Section 29, Township 11, Range 24

thence West along said East-West centerline Section 29, Township 11, Range 24 to the Center of Section 29, Township 11, Range 24;

thence North along the North-South centerline of Section 29, Township 11, Range 24 to its intersection with the North line of Section 29, Township 11, Range 24 said line also being the South line of Section 20, Township 11, Range 24;

thence continuing North along the North-South centerline of Section 20, Township 11, Range 24 to the center of Section 20, Township 11, Range 24;

thence West along the East-West centerline of Section 20, Township 11, Range 24 to its intersection with the West line of Section 20, Township 11, Range 24;

thence North along the West line of Section 20, Township 11, Range 24 to the Northwest corner of Section 20, Township 11, Range 24;

thence East along the North line of Section 20, Township 11, Range 24 to the center of the North line of the Northwest Quarter Section of Section 20, Township 11, Range 24 said corner also being the center of the South line of the Southwest Quarter Section of Section 17, Township 11, Range 24;

thence North to the North line of Section 17, Township 11, Range 24 said line also being the south line of Section 8, Township 11, Range 24;

thence West along the South line of Section 8, Township 11, Range 24 to the Southeast corner of Section 8, Township 11, Range 24 said corner also being the Southwest corner of Section 7, Township 11, Range 24;

thence West along the South line of Section 7, Township 11, Range 24 to the Southwest corner of Section 7, Township 11, Range 24;

thence North along the West line of Section 7, Township 11, Range 24 to the Northwest corner of Section 7, Township 11, Range 24 said point also being the Southwest corner of Section 6, Township 11, Range 24;

thence North along the West line of Section 6, Township 11, Range 24 to the Northwest corner of Section 6, Township 11, Range 24 said point also being the Northeast corner of Section 1, Township 11, Range 23;

Thence West along the North line of Section 1, Township 11, Range 23 to its intersection with the centerline of Interstate Highway 435;

thence Northerly along the centerline of Interstate Highway 435 to a point that intersects the North-South centerline of Section 35, Township 10, Range 23;

thence North along the North-South centerline of Section 35, Township 10, Range 23 to the center of Section 35, Township 10, Range 23;

thence East along the East-West centerline of Section 35, Township 10, Range 23 to the center of the East line of Section 35, Township 10, Range 23 said line also being the West line of Section 36, Township 10, Range 23;

thence East along the East-West centerline of Section 36, Township 10, Range 23 to the center of Section 36, Township 10, Range 23;

thence North along the North-South centerline of Section 36, Township 10, Range 23 to the center of the North line of Section 36, Township 10, Range 23;

thence East along the North line of Section 36, Township 10, Range 23 to the Northeast corner of Section 36, Township 10, Range 23 said corner also being the Southeast corner of Section 25, Township 10, Range 23;

thence North along the East line of Section 25, Township 10, Range 23 to the center of the East line of Section 25, Township 10, Range 23 said line also being the West line of Section 30, Township 10, Range 24;

thence East along the East-West centerline of Section 30, Township 10, Range 24 to the center of the South line of Northwest Quarter of Section 30, Township 10, Range 24;

thence North to the center of the Northwest Quarter of Section 30, Township 10, Range 24: thence West to the West line of Section 30, Township 10, Range 24;

thence North along the West line of Section 30, Township 10, Range 24 to the Northwest corner of Section 30, Township 10, Range 24 said corner also being the Southwest corner of Section 19, Township 10, Range 24;

thence North along the West line of Section 19, Township 10, Range 24 to the Northwest corner of Section 19, Township 10, Range 24;

thence East along the North line of Section 19, Township 10, Range 24 to the center of the North line of the Northwest Quarter of Section 19, Township 10, Range 24 said line also being the South line of the Southwest Quarter of Section 18, Township 10, Range 24;

thence North to the East-West Centerline of Section 18, Township 10, Range 24;

thence West along the East-West centerline to the center of West line of Section 18, Township 10, Range 24;

thence North along the West line of Section 18, Township 10, Range 24 to the Northwest corner of Section 18, Township 10, Range 24 said corner also being the Southwest corner of Section 7, Township 10, Range 24;

thence North along the West line of Section 7, Township 10, Range 24 to its intersection with the centerline of Interstate Highway 435;

thence Northeasterly along the centerline of Interstate Highway 435 to its intersection with the right bank of the Missouri River;

thence continuing in a Southeasterly direction along the right bank of the Missouri River to its intersection with the South line of Section 17, Township 10, Range 24, said line also being the North line of Section 20, Township 10, Range 24;

thence continuing in a Southeasterly direction along the right bank of the Missouri River to its intersection with the East line of Section 20, Township 10, Range 24, said line also being the West line of Section 21, Township 10, Range 24;

thence continuing East along the right bank of the Missouri River to its intersection with the East line of Section 21, Township 10, Range 24, said line also being the West line of Section 22, Township 10, Range 24;

thence continuing East along the right bank of the Missouri River to its intersection with the East line of Section 22, Township 10, Range 24, said line also being the West line of Section 23, Township 10, Range 24;

thence in a Northeasterly direction along the right bank of the Missouri River to the North line of Section 23, Township 10, Range 24, said line also being the South line of Section 14, Township 10, Range 24;

thence continuing in a Northeasterly direction along the right bank of the Missouri River to its intersection with the East line of Section 14, Township 10, Range 24, said line also being the West line of Section 13, Township 10, Range 24;

thence continuing in a Northeasterly direction along the right bank of the Missouri River to its intersection with the East line of Section 13, Township 10, Range 24, said line also being the West line of Section 18, Township 10, Range 25;

thence continuing in an East and Southerly direction along the right bank of the Missouri River to its intersection with the South line of Section 18, Township 10, Range 25, said line also being the North line of Section 19, Township 10, Range 25;

thence continuing South along the right bank of the Missouri River to its intersection with the South line of Section 19, Township 10, Range 25, said line also being the North line of Section 30, Township 10, Range 25;

thence in a Southeasterly direction along the right bank of the Missouri River to its intersection with the East line of Section 30, Township 10, Range 25, said line also being the West line of Section 29, Township 10, Range 25;

thence continuing Easterly along the right bank of the Missouri River to its intersection with the Centerline of Interstate Highway 635;

thence South along the centerline of Interstate Highway 635 to its intersection with the left bank of the Kansas River;

thence Southeasterly along the left bank of the Kansas River to its intersection with the East line of Section 18, Township 11, Range 25, said line also being the West line of Section 17, Township 11, Range 25;

thence continuing Southeasterly along the left bank of the Kansas River to its intersection with the South line of Section 17, Township 11, Range 25, said line also being the North line of Section 20, Township 11, Range 25;

thence continuing Southeasterly along the left bank of the Kansas River to its intersection with the East line of Section 20, Township 11, Range 25, said line also being the West line of Section 21, Township 11, Range 25;

thence continuing Easterly along the left bank of the Kansas River to its intersection with the East line of Section 21, Township 11, Range 25, said line also being the West line of Section 22, Township 11, Range 25;

thence continuing Northeasterly along the left bank of the Kansas River to its intersection with the East line of Section 22, Township 11, Range 25, said line also being the West line of Section 23, Township 11, Range 25;

thence continuing Northeasterly along the left bank of the Kansas River to its intersection with the North line of Section 23, Township 11, Range 25, said line also being the South line of Section 14, Township 11, Range 25;

thence continuing Northerly along the left bank of the Kansas River to its intersection with the centerline of Kansas Avenue;

thence Easterly along the centerline of Kansas Avenue to its intersection of the Kansas and Missouri State line;

thence South along the Kansas and Missouri State Line to the point of beginning,

all in Wyandotte County, Kansas.

### **Legal Description for NRA Area 3**

Beginning at the centerline of the Kansas River and its intersection with the East-West centerline of Section 29, Township 11, Range 24;

thence West along said East-West centerline Section 29, Township 11, Range 24 to the Center of Section 29, Township 11, Range 24;

thence North along the North-South centerline of Section 29, Township 11, Range 24 to its intersection with the North line of Section 29, Township 11, Range 24 said line also being the South line of Section 20, Township 11, Range 24;

thence continuing North along the North-South centerline of Section 20, Township 11, Range 24 to the center of Section 20, Township 11, Range 24;

thence West along the East-West centerline of Section 20, Township 11, Range 24 to its intersection with the West line of Section 20, Township 11, Range 24 said line also being the East line Section 19, Township 11, Range 24;

thence North along the East line of Section 19, Township 11, Range 24 to the to the Northeast corner of Section 19, Township 11, Range 24 said point also being the Southwest corner of Section 17, Township 11, Range 24;

thence East along the South line of Section 17, Township 11, Range 24 to the center of the South line of the Southwest Quarter Section of Section 17, Township 11, Range 24;

thence North to the North line of Section 17, Township 11, Range 24;

thence West along the North line of Section 17, Township 11, Range 24 to the Northwest corner Section 17, Township 11, Range 24 said point also being the Northeast corner of Section 18, Township 11, Range 24;

thence continuing West along the North line of Section 18, Township 11, Range 24 to the Northwest corner Section 18, Township 11, Range 24;

thence continuing South along the West line of Section 18, Township 11, Range 24 to the Southwest corner Section 18, Township 11, Range 24 said point also being the Northwest corner of Section 19, Township 11, Range 24;

thence continuing South along the West line of Section 19, Township 11, Range 24 to the Southwest corner Section 19, Township 11, Range 24 said point also being the Northwest corner of Section 30, Township 11, Range 24;

thence continuing South along the West line of Section 30, Township 11, Range 24 to the North right-of-way line of Kansas Highway No. 32;

thence in a easterly direction along the North right-of-way line of Kansas Highway No. 32 to its intersection with the North-South centerline of Section 30, Township 11, Range 24;

thence south along the North-South centerline of Section 30, Township 11, Range 24 to the South line Section 30, Township 11, Range 24 said line also being the North line of Section 31, Township 11, Range 24;

thence south along the North-South centerline of Section 31, Township 11, Range 24 to its intersection with the centerline of the Kansas River;

thence Northeasterly along the centerline of the Kansas River to the point of beginning;  
all in Wyandotte County, Kansas.

### **Legal Description for NRA 2 State Avenue East Corridor**

Beginning at the intersection of the South right-of-way line of State Avenue and the East right-of-way line of 57th Street;

thence South along the East right-of-way line of 57th Street to a point 487 feet South of the South right-of-way line of State Avenue;

thence East to the Southwest corner of Lot 1 AHEARN'S CORNER a subdivision of land in Kansas City, Wyandotte County, Kansas;

thence East along the South line of Lots 1 and 2 AHEARN'S CORNER to the Southeast corner of Lot 2 AHEARN'S CORNER said corner being on the West right-of-way line of 55th Street;

thence East to the East right-of-way line of 55th Street;

thence North along the East right-of-way line of 55th Street to a point 310.96 feet South of the South right-of-way line of State Avenue;

thence East 433.73 feet;

thence North to a point 79 feet South of the South right-of-way line of State Avenue;

thence East to the West right-of-way line of 54th Street;

thence East to the East right-of-way line of 54th Street;

thence North along the East right-of-way line of 54th Street to a point 147.92 feet South of the South right-of-way line of State Avenue;

thence East to the West line of Lot 2 LENOX FARMS a subdivision of land in Kansas City, Wyandotte County, Kansas;

thence South along the West line to the Southwest corner of Lot 2 LENOX FARMS;

thence East along the South line of Lot 1 and 2 LENOX FARMS to the Southeast corner of Lot 1 LENOX FARMS said corner being on the West line of Lot 9 THE ALDEN FARMS a subdivision of land in Kansas City, Wyandotte County, Kansas;

thence South along the West line of Lot 9 THE ALDEN FARMS to the Southwest corner of Lot 9 THE ALDEN FARMS;

thence East along the South line of Lot 9 THE ALDEN FARMS to the Southeast corner of Lot 9 THE ALDEN FARMS;

thence North along the East line of Lot 9 THE ALDEN FARMS to the Northeast corner of Lot 9 THE ALDEN FARMS said corner also being the Southwest corner of Lot 15 THE ALDEN FARMS;

thence East along the South line of Lots 13 through 15 THE ALDEN FARMS to the Southeast corner of Lot 13 THE ALDEN FARMS said corner also being on the East right-of-way line 52nd Street;

thence East to the Southwest corner of Lot 1 THE ALDEN FARMS;

thence East along the South line of Lot 1 THE ALDEN FARMS to the Southeast corner of Lot 1 THE ALDEN FARMS;

thence South to the North right-of-way line of Muncie Drive;

thence Northeasterly along the North right-of-way line of Muncie Drive to the North right-of-way line of Armstrong Avenue;

thence East along the North right-of-way line of Armstrong Avenue to the West right-of-way line of 48th Street;

thence North along the West right-of-way line of 48th Street to the North right-of-way line of Minnesota Avenue;

thence East along the North right-of-way line of Minnesota Avenue to the East right-of-way line of 47th Terrace;

thence Southeasterly along the East right-of-way line of 47th Terrace to the South right-of-way line of Ann Avenue;

thence West 151 feet along the South right-of-way line of Ann Avenue;

thence South 297 feet:

thence East 359 feet to the West right-of-way line of 47th Street;

thence East to the East right-of-way line of 47th Street:

thence South along the East right-of-way line of 47th Street to the North right-of-way line of Orville Ave:

thence East along the North right-of-way line of to the West right-of-way line of Interstate 635;

thence Northerly along the West right-of-way line of Interstate 635 to a point 549.57 feet North and 987 feet East of the Southwest corner of Section 6 Township 11 Range 25;

thence North 110.43 feet;

thence East 69 feet;

thence North to the South right-of-way line of Everett Avenue;

thence West along the South right-of-way line of Everett Avenue to a point 160 feet East of the East right-of-way line of 47th Street;

thence South to a point 312.5 feet South of the South right-of-way line of Everett Avenue

thence West 100 feet to the East right-of-way line of 47th Street;

thence West to the West right-of-way line of 47th Street said line also being the East line of COMBS PARK a subdivision of land in Kansas City, Wyandotte County, Kansas;

thence South along the East line of COMBS PARK to the Northeast corner of Lot 14 COMBS PARK;

thence West along the North line of Lot 14 COMBS PARK to the Northwest corner of Lot 14 COMBS PARK said corner also being on the East line of Lot 15 COMBS PARK;

thence North along the East line of Lot 15 COMBS PARK to the Northeast corner of Lot 15 COMBS PARK;

thence Westerly along the North line of Lot 15 COMBS PARK to the Northwest corner of Lot 15 COMBS PARK;

thence South 110 feet along the West line of Lot 15 COMBS PARK;

thence West 60 feet:

thence North to the North line of Lot 16 COMBS PARK;

thence West to the East line of Lot 19 COMBS PARK;

thence Northeast along the East line of Lot 19 COMBS PARK to the Northwest corner of Lot 19 COMBS PARK said point also being the Southeast corner of Lot 35 COMBS PARK;

thence North along the East line of Lot 35 COMBS PARK to the Northeast corner of Lot 25 COMBS PARK:

thence East along the North line of Lot 35 COMBS PARK to the Northwest corner of Lot 35 COMBS PARK;

thence South along the West line of Lot 35 COMBS PARK to the Southwest corner of Lot 35 COMBS PARK said corner being on the East right-of-way line of 48th Terrace;

thence East to the West right-of-way line of 48th Terrace;

thence South along the West right-of-way line of 48th Terrace to a point 65 feet North of the Southwest corner of Lot 39 COMBS PARK;

thence West to the East line of Lot 47 COMBS PARK;

thence North along the East line of Lot 47 COMBS PARK to the Northeast corner of Lot 47 COMBS PARK;

thence West along the North line of Lot 47 COMBS PARK to the Northwest corner of Lot 47 COMBS PARK said corner also being on the East right-of-way line of 49th Street;

thence West to the Southeast corner of Lot 51 COMBS PARK;

thence North along the east line of Lot 51 COMBS PARK to the Northeast corner of Lot 51 COMBS PARK;

thence West along the North lint of Lot 51 COMBS PARK to the Northwest corner of Lot 51 COMBS PARK;

thence South along the West line of Lot 51 COMBS PARK to the Southwest corner of Lot 51 COMBS PARK said corner also being the Northeast corner of Lot 58 COMBS PARK;

thence West along the North line of Lot 58 COMBS PARK to the Northwest corner of Lot 58 COMBS PARK;

thence 180 feet South along the West line of Lots 58 and 59 COMBS PARK;

thence West to the West line of 50th Street said line also being the East line of Lot 71 COMBS PARK;

thence Northwesterly along the East line of lots 71 through 73 to a point 8 feet North of the Southeast corner of Lot 73 COMBS PARK;

thence West to the West line of Lot 73 COMBS PARK said line also being the East line of Lot A VILLANOVO a subdivision of land in Kansas City, Wyandotte County, Kansas;

thence North along the East line of Lot A VILLANOVO to the Northeast corner of Lot A VILLANOVO;

thence West along the North line of Lot A VILLANOVO to the Northwest corner of Lot A VILLANOVO;

thence South along the West line of Lot A VILLANOVO to the Southwest corner of Lot A VILLANOVO;

thence West to the West right-of-way line of 50th Place;

thence Northwesterly 312 feet more or less along the right-of-way line of 50th Place;

thence West 348.73 feet;

then North 343.35 feet to the South right-of-way line of Nebraska Avenue;

thence Southwesterly along the South right-of-way line of Nebraska Avenue 429.85 feet;

thence South 188.9 feet:

thence West 293 feet to the Northeast corner of Lot 2 REIDY RIDGE a subdivision of land in Kansas City, Wyandotte County, Kansas;

thence West along North line of Lot 2 REIDY RIDGE to the Northwest corner of Lot 2 REIDY RIDGE;

thence South along the West line of Lot 2 REIDY RIDGE to a point 160 feet North of the North right-of-way line of State Avenue;

thence West 150 feet;

thence North to a point 309.38 feet North of the North right-of-way line of State Avenue;

thence West to the East right-of-way line of 55th Street;

thence West to the West right-of-way line of 55th Street;

thence North along the West right-of-way line of 55th Street to a point 532 feet more or less North of the North right-of-way line of State Avenue;

thence Northwest 539.13 feet;

thence Southwest 457.97 feet;

thence South 117.7 feet;

thence Southwest 39.74 feet;

thence Southeasterly 69.75 feet;

thence West 207.71 feet to the East right-of-way line of Meadowlark Lane;

thence South along the East right-of-way line of Meadowlark Lane to the North right-of-way line of State Avenue;

thence South to the point of beginning.

## **Legal Description for NRA Area 2 State Avenue Corridor**

Beginning at the Southwest corner of Southeast Quarter of Section 5, Township 11, Range 24, said point being on the intersection of 82nd Street and State Avenue;

thence North to the North right-of-way line of State Avenue;

thence East along the North right-of-way line of State Avenue to the Southwest corner of WESTFIELD GREEN, a subdivision of land in Kansas City, Wyandotte County, Kansas;

thence North along the West boundary line of WESTFIELD GREEN to the Southwest corner of DEWERCS, a subdivision of land in Kansas City, Wyandotte County, Kansas;

thence continuing North 175 feet more or less along the West boundary line of DEWERCS to a point that is due West of the Northwest corner of Lot 7 DEWERCS;

thence east to the Northwest corner of Lot 7 DEWERCS;

thence continuing East along the North boundary line of Lot 7 DEWERCS to the Northeast corner of Lot 7 DEWERCS, said point also being on the West right-of-way line of 79th Street;

thence North along the West right-of-way line of 79th Street to the its intersection with the North right-of-way line of Washington Avenue;

thence East along the North right-of-way line of Washington Avenue to its intersection with the East right of way line of 78th Street;

thence South along the East right-of-way line of 78th Street to a point that is 661.12 feet more or less south of the Northwest corner of the Southwest quarter of the Southwest quarter of Section 4, Township 11, Range 24;

thence East to the West boundary line of WHITE SUB, a subdivision of land in Kansas City, Wyandotte County, Kansas;

thence North along the West boundary line of WHITE SUB, to the Northwest corner of WHITE SUB;

thence East along the North boundary line of WHITE SUB, to the Northeast corner of WHITE SUB;

thence continuing East to the West boundary line of CANTERBURY MANOR NO 1, a subdivision of land in Kansas City, Wyandotte County, Kansas;

thence southeast along the West boundary line of CANTERBURY MANOR NO 1 to the Southwest corner of Block 4 Lot 12 CANTERBURY MANOR NO 1, said point also being on the North right-of-way line of Nebraska Avenue;

thence East along the South boundary line of Block 4 Lot 12 CANTERBURY MANOR NO 1, to the Southeast corner of Block 4 Lot 12 CANTERBURY MANOR NO 1 said point being on the East right-of-way line of 75th Drive;

thence Northeast to the Southwest corner Block 5 Lot 4 CANTERBURY MANOR NO 1;

thence East along the South boundary line of Block 5 Lot 4 CANTERBURY MANOR NO 1, to the Southeast corner of Block 5 Lot 4 CANTERBURY MANOR NO 1 said point being on the West line of the Southeast Quarter of Section 4, Township 11, Range 24;

thence North along the West line of the Southeast Quarter of Section 4, Township 11, Range 24 to the of the Northwest corner of the Southwest Quarter of the Southeast Quarter of Section 4, Township 11, Range 24;

thence East along the North line of the Southwest Quarter of the Southeast Quarter of Section 4, Township 11, Range 24 East to a point that is 577 feet more or less East of the Northwest corner of the Southwest Quarter of the Southeast Quarter of Section 4, Township 11, Range 24;

thence South to the North right-of-way line of State Avenue;

thence East along the North right-of-way line of State Avenue to the Wyandotte-Delaware Reserve Line;

thence North along the Wyandotte-Delaware Reserve line to a point 434.64 feet North of the South line of Section 4, Township 11, Range 24;

thence East to the West right-of-way line of College Parkway;

thence North along the West right-of-way line of College Parkway to a point 1233.19 feet more or less North of the South line of Section 4, Township 11, Range 24;

thence East to the West right-of-way line of 69th Street;

thence South along the East right-of-way line of 69th street to the North right of way line of State Avenue;

thence West along the North right-of-way line of State Avenue to the northern prolongation of the West right-ofway line of 69th Street;

thence South along the prolongation of the West right-of-way line of 69th Street to the South right-of-way line of State Avenue;

thence West along the South right-of-way line of State Avenue to the Northwest corner of JENKINS STATUTORY REQUIREMENT PLAT;

thence South along the West line of JENKINS STATUTORY REQUIREMENT PLAT, to the Southwest corner of JENKINS STATUTORY REQUIREMENT PLAT, said point being on the East right-of-way line of 74th Drive;

thence West to the intersection of the West right-of-way line of 74th Drive and the North right-of-way line of Armstrong Avenue;

thence West along the North right-of-way line of Armstrong Avenue to the West right-of-way line of 78th Street;

thence North along the West right-of-way of 78th Street to the Northeast corner of WESTRIDGE HEIGHTS, as subdivision of land in Kansas City, Wyandotte County, Kansas;

thence West along the North boundary line of WESTRIDGE HEIGHTS to Northwest corner of WESTRIDGE HEIGHTS, said point being on the East boundary line of STONY POINT HEIGHTS, a subdivision of land in Kansas City, Wyandotte County, Kansas;

thence South along the East boundary line of STONY POINT HEIGHTS to the North right-of-way line of Minnesota Avenue;

thence West along the North right-of-way line of Minnesota Avenue to the centerline of 82nd Street;

thence north along the centerline of 82nd Street to the Point of Beginning.

## **Legal Description for NRA 2 Leavenworth Road Corridor**

Beginning at the intersection of 38th Street and Leavenworth Road;

thence North to the North right-of-way of Leavenworth Road;

thence West along the North right-of-way line of Leavenworth Road to the West right-of-way of 38th Street;

thence North along the West right-of-way of 38th Street 140 feet;

thence West 103.54 feet;

thence North 24 feet;

thence West 67 feet;

thence North 100 feet;

thence West to the Northeast corner of Lot 1 NEIDHARTS SUBDIVISION a subdivision of land in Kansas City, Wyandotte County, Kansas;

thence West along the North line of Lots 1 and 2 NEIDHARTS SUBDIVISION to the Northwest Corner of Lot 2 NEIDHARTS SUBDIVISION;

thence West 484.5 feet to the Northeast corner of Lot 7 NEIDHARTS SUBDIVISION;

thence West along the North line of Lots 7 and 8 NEIDHARTS SUBDIVISION to the Northwest Corner of Lot 8 NEIDHARTS SUBDIVISION;

thence North along the West line of Lot 9 and 20 NEIDHARTS SUBDIVISION to 427.4 feet;

thence West to the East right-of-way line of 42nd Terrace; thence South along the East right-of-way line of 42nd Terrace 566.4 feet;

thence West to the West right-of-way line of 42nd Terrace;

thence West to the East right-of-way line of 43rd Street;

thence West to the West right-of-way line of 43rd Street said line also being the East line of Lot 1 SEIFERTS ADDITION a subdivision of land in Kansas City, Wyandotte County, Kansas;

thence North along the East line of Lot 1 SEIFERTS ADDITION to the Northeast corner of Lot 1 SEIFERTS ADDITION;

thence West along the North line of Lots 1 through 3 SEIFERTS ADDITION to the Northwest corner of Lot 3 SEIFERTS ADDITION;

thence North along the West line of SEIFERTS ADDITION to the Southeast corner of Lot 10 SEIFERTS ADDITION;

thence West along the South line of Lot 10 SEIFERTS ADDITION to the Southwest corner of Lot 10 SEIFERTS ADDITION;

thence Northerly along the West line of Lots 10 and 11 SEIFERTS ADDITION to the Northwest corner of Lot 11 SEIFERTS ADDITION;

thence West 281 feet;

thence Northly to the Southeast corner of Lot 10 CUTLER FARMS a subdivision of land in Kansas City, Wyandotte County, Kansas;

thence West along the South line of Lot 10 CUTLER FARMS to the Southwest corner of Lot 10 said corner also being the Southeast corner of Tract B WESTERN FIELDS a subdivision of land in Kansas City, Wyandotte County, Kansas;

thence West along the South line of Tract B and Lots 17 through 20 to the Southwest corner of Lot 20 WESTERN FIELDS said corner being on the East right-of-way line of 46th Street;

thence West to the West right-of-way line of 46th Street;

thence South along the West right-of-way line of 46th Street to the South right-of-way line of Farrow Avenue;

thence West along the South right-of-way line of Farrow Avenue to the West line of lot 8 LAUREL ACRES a subdivision of land in Kansas City, Wyandotte County, Kansas;

thence South along the West line of Lot 8 LAUREL ACRES to the Southwest corner of Lot 8 LAUREL ACRES said point also being the Northeast corner of Lot 1 LAUREL ACRES;

thence West along the North line of Lot 1 LAUREL ACRES 50 feet;

thence South 104 feet;

thence West to the East right-of-way line of 47th Street;

thence West to the West right-of-way line of 47th Street said line also being the East line of GRAYS ADDITION a subdivision of land in Kansas City, Wyandotte County, Kansas;

thence North 88 feet;

thence West 142 feet;

thence North 50 feet to the North line of Lot 1 GRAYS ADDITION;

thence West along the North line of Lot 1 GRAYS ADDITION to the Northwest corner of Lot 1 GRAYS ADDITION;

thence South 50.8 feet along the West line of Lot 1 GRAYS ADDITION said line also being the East right-of-way line of 47th Terrace;

thence West to the Northeast corner of Lot 9 GRAYS ADDITION;

thence West along the North line of Lot 9 GRAYS ADDITION to the Northwest corner Lot 9 GRAYS ADDITION;

thence North to the North line of Lot 7 GRAYS ADDITION;

thence West along the North line of Lot 7 GRAYS ADDITION to the Northwest corner of Lot 7 GRAYS ADDITION said corner being on the West line of Lot 9 LU ELLA CONNELLY ADDITION a subdivision of land in Kansas City, Wyandotte County, Kansas;

thence North to the Northeast corner of Lot 9 LU ELLA CONNELLY ADDITION;

thence West along the North line of Lots 4 through 9 LU ELLA CONNELLY ADDITION to the Northwest corner of Lot 4 LU ELLA CONNELLY ADDITION said corner also being on the East right-of-way line of 49th Street;

thence continuing West to the West right-of-way line of 49th Street;

thence South along the West right-of-way line of 49th Street to the Southeast corner of Lot 7 BLUE LANE ADDITION a subdivision of land in Kansas City, Wyandotte County, Kansas;

thence West along the South line of Lots 7 through 12 BLUE LANE ADDITION to the Southwest corner of Lot 12 BLUE LANE ADDITION;

thence North along the West line of BLUE LANE ADDITION to the Northwest corner of BLUE LANE ADDITION said corner being on the North line of Lot 1 LU ELLA CONNELLY ADDITION;

thence West along the North line of LU ELLA CONNELLY ADDITION to the East right-of-way line of 49th Drive; thence West to the West right-of-way line of 49th Drive;

thence Southwest along the West right-of-way line of 49th Drive to a point 173.97 feet Northeast of the North right-of-way line of Leavenworth Road;

thence West 229.02 feet;

thence North to the South line of NOSLEN ADDITION a subdivision of land in Kansas City, Wyandotte County, Kansas;

thence West along the South line of NOSLEN ADDITION to the Southwest corner of NOSLEN ADDITION;

thence South to the Northwest corner of THE KASTERS a subdivision of land in Kansas City, Wyandotte County, Kansas;

thence South along the East line of THE KASTERS to the Southeast corner of THE KASTERS;

thence West along the South line of THE KASTERS to the Southwest corner of THE KASTERS said point begin on the West right-of-way line of 51st Street;

thence West to the East right-of-way line of 51st Street;

thence North along the East right-of-way line of 51st Street to the Southeast corner of BARKER'S ADDITION a subdivision of land in Kansas City, Wyandotte County, Kansas;

thence Northwest along the South line of BARKER'S ADDITION to the Northeast corner of MILGARDEN a subdivision of land in Kansas City, Wyandotte County, Kansas;

thence South along the East line of MILGARDEN to the Southeast corner of MILGARDEN;

thence West along the South line of MILGARDEN to the Southwest corner of Lot 21 MILGARDEN;

thence North 268.50 feet along the West line of MILGARDEN to the South line of MILGARDEN;

thence West along the South line of MILGARDEN to the Southwest corner of Lot 15 MILGARDEN said point also being the Southeast corner of OSAGE HILLS a subdivision of land in Kansas City, Wyandotte County, Kansas;

thence West along the South line of OSAGE HILLS to the Southeast corner of Lot 9 OSAGE HILLS;

thence South along the West line of OSAGE HILLS to the Southeast corner of Lot 14 OSAGE HILLS said point also being on the North right-of-way line of Leavenworth Road;

thence West along the North right-of-way line of Leavenworth Road to the Southeast corner of GLEASON PLACE a subdivision of land in Kansas City, Wyandotte County, Kansas;

thence North along the West line of GLEASON PLACE to the Northeast corner of Lot 10 GLEASON PLACE;

thence West along the North line of Lots 9 through 10 GLEASON PLACE to the Northwest corner of Lot 9 GLEASON PLACE said point being on the East right-of-way line of 54th Street;

thence West to the West right-of-way line of 54th Street said point also being the Northeast corner of HAPPY FOODS SUBDIVISION a subdivision of land in Kansas City, Wyandotte County, Kansas;

thence West along the North line of HAPPY FOODS SUBDIVISION to the Northwest corner of HAPPY FOODS SUBDIVISION said point being on the East right-of-way line of 55th Street;

thence West to the West right-of-way line of 55th Street;

thence South along the West right-of-way line of 55th Street to a point 160 feet North of the North right-of-way line of Leavenworth Road;

thence West 107.25 feet;

thence North 175 feet;

thence West 220 feet;

thence South 75 feet;

thence West 109.85 feet

thence South 225 feet;

thence West 140 feet to the East right-of-way line of 55th Terrace;

thence West to the West right-of-way line of 55th Terrace;

thence North along the West right-of-way line of 55th Terrace to a point 107.5 feet North of the North right-of-way line of Leavenworth Road;

thence West 227.5 feet to the East right-of-way line for 56th Street;

thence West to the West right-of-way line for 56th Street said line also being the East line of Lot 18 LEON E NELSON'S SUBDIVISION a subdivision of land in Kansas City, Wyandotte County, Kansas;

thence North to a point 110 feet North of the North right-of-way line of Leavenworth Road;

thence West to the West line of Lot 16 LEON E NELSON'S SUBDIVISION;

thence North along the West line of Lot 16 LEON E NELSON'S SUBDIVISION to the Northwest corner of Lot 16 LEON E NELSON'S SUBDIVISION said point being on the South line of Lot 12 LEON E NELSON'S SUBDIVISION;

thence West along the South line of Lots 9, 11, 12 LEON E NELSON'S SUBDIVISION to the Southwest Corner of Lot 9 LEON E NELSON'S SUBDIVISION said point being on the East line of Lot 10 LEON E NELSON'S SUBDIVISION;

thence South along the East line of Lots 10 and 15 LEON E NELSON'S SUBDIVISION to the Southeast corner of Lot 15 LEON E NELSON'S SUBDIVISION;

thence West along the South line of Lot 15 LEON E NELSON'S SUBDIVISION to the Southwest corner of Lot 15 LEON E NELSON'S SUBDIVISION said point being on the East right-of-way line of 57th Street;

thence West to the West right-of-way line of 57th Street said line also being the West line of Lot 14 U S BRENNER'S SUBDIVISION a subdivision of land in Kansas City, Wyandotte County, Kansas;

thence South along the East line of Lot 14 U S BRENNER'S SUBDIVISION to a point 95 feet North of the Southeast corner of U S BRENNER'S SUBDIVISION;

thence West to the West line of Lot 14 U S BRENNER'S SUBDIVISION;

thence North along the West line of Lot 14 U S BRENNER'S SUBDIVISION to the Northwest corner of U S BRENNER'S SUBDIVISION said point being on the South line of Lot 15 U S BRENNER'S SUBDIVISION;

thence West along the South line of Lots 13 and 15 U S BRENNER'S SUBDIVISION to the Southwest corner of Lot 13 U S BRENNER'S SUBDIVISION said point being on the East right-of-way line of 55th Street;

thence West to the West right-of-way line of 55th Street said line also being the East line of Lot 1 U S BRENNER'S SUBDIVISION;

thence North along the East line of Lot 1 U S BRENNER'S SUBDIVISION to the Northeast corner of Lot 1 U S BRENNER'S SUBDIVISION;

thence West along the North line of Lot 1 U S BRENNER'S SUBDIVISION to the Northwest line of Lot 1 U S BRENNER'S SUBDIVISION;

thence West to the East right-of-way line of 59th Street;

thence West to the West right-of-way line of 59th Street;

thence West to the East line of Lot 2 WESTGATE CENTER a subdivision of land in Kansas City, Wyandotte County, Kansas;

thence North along the East line of Lot 2 WESTGATE CENTER;

thence East 350 feet along the South line of Lot 2 WESTGATE CENTER

thence North 124.25 feet along the West line of Lot 2 WESTGATE CENTER;

thence West along North line of Lot 2 WESTGATE CENTER to the Southeast corner of Lot 1 WESTGATE CENTER;

thence North to the Northeast corner of Lot 1 WESTGATE CENTER;

thence West along the North line of Lot 1 WESTGATE CENTER to the Northwest corner of Lot 1 WESTGATE CENTER;

thence West 300 feet to a point 210.37 feet North of the Northwest corner of Lot 4 WESTGATE CENTER;

thence South 210.37 feet to the Northwest corner of Lot 4 WESTGATE CENTER;

thence South 39.63 feet along West line of Lot 4 WESTGATE CENTER;

thence South 45 degrees 8 minutes 19 West seconds 70.88 feet along the West line of Lot 4 WESTGATE CENTER;

thence South 29 degrees 59 minutes 47 West seconds 167.42 feet along the West line of Lot 4 WESTGATE CENTER;

thence West 25 feet along the West line of Lot 4 WESTGATE CENTER;

thence South 180 feet along West line of Lot 4 WESTGATE CENTER;

thence West 20 feet along the West line of Lot 4 WESTGATE CENTER;

thence West to the East right-of-way line of 61st Street;

thence West to the West right-of-way line of 61st Street;

thence South along the West right-of-way line of 61st Street to the Northeast corner of Lot 1 FRIEDBERG HEIGHTS a subdivision of land in Kansas City, Wyandotte County, Kansas;

thence West along the North line of Lots 1 through 3 FRIEDBERG HEIGHTS to the Northwest corner of Lot 3 FRIEDBERG HEIGHTS said corner also being the Northeast corner of Lot 4 FRIEDBERG HEIGHTS;

thence Southwest along the North line of Lot 4 FRIEDBERG HEIGHTS to the Northwest corner of Lot 4 FRIEDBERG HEIGHTS said corner being on the East right-of-way line of May Lane;

thence West to the West right-of-way line of May Lane said line also being the Northeast line of Lot 5 RESURVEY OF FRIEDBERG HEIGHTS a subdivision of land in Kansas City, Wyandotte County, Kansas;

thence Northwest along the Northeast line of Lot 5 RESURVEY OF FRIEDBERG HEIGHTS to the North corner of Lot 5 RESURVEY OF FRIEDBERG HEIGHTS;

thence Southwest to the Northwest corner of Lot 5 RESURVEY OF FRIEDBERG HEIGHTS said corner also being the Northeast corner of Lot 4 RESURVEY OF FRIEDBERG HEIGHTS;

thence West along the North line of Lots 3 and 4 RESURVEY OF FRIEDBERG HEIGHTS to the Northwest corner of Lot 3 RESURVEY OF FRIEDBERG HEIGHTS;

thence North along the West line of Lots 1 and 2 RESURVEY OF FRIEDBERG HEIGHTS to the Northwest corner of Lot 1 RESURVEY OF FRIEDBERG HEIGHTS said corner also being on the North Line of Lot 7 FRIEDBERG HEIGHTS;

thence West along the North line of Lots 7 and 8 FRIEDBERG HEIGHTS to the Northwest corner of Lot 8 FRIEDBERG HEIGHTS;

thence South 88 feet along the West line of Lot 8 FRIEDBERG HEIGHTS said line also being the East line of Lot 9 FRIEDBERG HEIGHTS;

thence West to the West line of Lot 9 FRIEDBERG HEIGHTS said line also being the East line of 63rd Street;

thence West to the West line of 63rd Street;

thence South along the West line of 63rd Street to the Northeast corner of Lot 9 SUNSET HILLS ADDITION NO ONE a subdivision of land in Kansas City, Wyandotte County, Kansas;

thence West along the North line of Lots 9 through 28 SUNSET HILLS ADDITION NO ONE to the Northwest corner of Lot 28 SUNSET HILLS ADDITION NO ONE said corner also being the Northeast corner of Lot 79 SUNSET HILLS ADDITION NO THREE a subdivision of land in Kansas City, Wyandotte County, Kansas;

thence West along the North line of Lot 79 SUNSET HILLS ADDITION NO THREE to the Northeast corner of Lot 79 SUNSET HILLS ADDITION NO THREE said corner also being on the East right-of-way line of 66TH Terrace;

thence West to the West right-of-way line of 66th Terrace said line being the East line of Lot 78 SUNSET HILLS ADDITION NO THREE;

thence North along the West line of Lot 78 SUNSET HILLS ADDITION NO THREE to the Northeast corner of Lot 78 SUNSET HILLS ADDITION NO THREE said corner also being the Southeast corner of Lot 77 SUNSET HILLS ADDITION NO THREE;

thence West along the South line of Lot 77 SUNSET HILLS ADDITION NO THREE to the Southwest corner of Lot 77 SUNSET HILLS ADDITION NO THREE said corner also being on the East line of Lot 30 SUNSET HILLS ADDITION NO ONE;

thence South along the East line of Lot 30 SUNSET HILLS ADDITION NO ONE to the Southeast corner of Lot 30 SUNSET HILLS ADDITION NO ONE;

thence West along the South line of Lot 30 SUNSET HILLS ADDITION NO ONE to the Southwest corner of Lot 30 SUNSET HILLS ADDITION NO ONE said corner being on the East right-of-way line of 67th Street;

thence West to the West right-of-way line of 67th Street;

thence North along the West right-of-way line of 67th Street to a point 241 feet North of the North right-of-way line of Leavenworth Road;

thence West 170 feet;

thence South 90 feet;

thence West 136 feet to the East right-of-way line of 67th Terrace;

thence West to the West right-of-way line of 67th Terrace;

thence North along the West right-of-way line of 67th Terrace to a point 190 feet North of the North right-of-way line of Leavenworth Road;

thence West 134 feet;

thence North 32.62 feet;

thence West to the East line of LOUISVILLE SQUARE a subdivision of land in Kansas City, Wyandotte County, Kansas;

thence South along the East line of LOUISVILLE SQUARE to the Northeast corner of Lot 10 LOUISVILLE SQUARE;

thence West along the North line of Lot 10 LOUISVILLE SQUARE to the Northwest corner of Lot 10 LOUISVILLE SQUARE said corner also being on the East right-of-way line of 68th Terrace;

thence West to the West right-of-way line of 68th Terrace;

thence South along the West right-of-way line of 68th Terrace to the Northeast corner of Lot 9 LOUISVILLE SQUARE;

thence West along the North line of Lot 9 LOUISVILLE SQUARE to the Northwest corner of Lot 9 LOUISVILLE SQUARE;

thence West 15 feet;

thence North to a point 337 feet North of the North right-of-way line of Leavenworth Road;

thence West 664 feet to the East line of J L SARTIN'S SUBDIVISION a subdivision of land in Kansas City, Wyandotte County, Kansas;

thence South along the East line of J L SARTIN'S SUBDIVISION to the Northeast corner of Lot 3 J L SARTIN'S SUBDIVISION;

thence West 175 feet;

thence North 117.6 feet;

thence West 175 feet;

thence South 117.6 feet;

thence West 140 feet;

thence South 107.5 feet;

thence West to the East right-of-way line of 70th Terrace;

thence West to the West right-of-way line of 70th Terrace;

thence North to a point 242 feet North of the North right-of-way line of Leavenworth Road;

thence West 267.17 feet;

thence North 30 feet;

thence West 130 feet to the East right-of-way line of 71st Terrace;

thence West to the West right-of-way line of 71st Terrace said line being the East line of Block 2 Lot 6 VANCE a subdivision of land in Kansas City, Wyandotte County, Kansas;

thence West along the North line of Block 2 Lot 6 VANCE to the Northwest corner of Block 2 Lot 6 VANCE said point being on the East line of the unimproved STREET right-of-way between Blocks 1 and 2 VANCE;

thence West to the West line of the unimproved STREET right-of-way between Blocks 1 and 2 VANCE said line also being the East line of Block 1 VANCE;

thence South along the East line of Block 1 VANCE to the Northeast corner of Block 1 Lot 13 VANCE;

thence West along the North line of Block 1 Lot 13 VANCE to the Northwest corner of Block 1 Lot 13 VANCE said corner also being the Southeast corner of Block 1 Lot 6 VANCE;

thence North along the East line of Block 1 Lot 6 VANCE to the Northeast corner of Block 1 Lot 6 VANCE;

thence West along the North line of Block 1 Lot 6 VANCE to the Northwest corner of Block 1 Lot 6 VANCE said corner also being on the East right-of-way line of 72nd Street;

thence West to the West right-of-way line of 72nd Street;

thence North along the West right-of-way line of 72nd Street to a point 465.62 feet North of the North right-of-way line of Leavenworth Road;

thence Westerly 301.02 feet;

thence North 314.37 feet to the South line of Lot 27 WASHINGTON HEIGHTS a subdivision of land in Kansas City, Wyandotte County, Kansas;

thence Southerly along the South line of Lots 27, 28 and 31 WASHINGTON HEIGHTS to the Southwest corner of Lot 31 WASHINGTON HEIGHTS said corner being on the South right-of-way line of Farrow Avenue;

thence Southerly along the South right-of-way line of Farrow Avenue to the East right-of-way line of 75th Street;

thence West to the West right-of-way line of 75th Street;

thence North 1286.5 feet;

thence West 653 feet;

thence South 705 feet;

thence West 332.13 feet;

thence South 185.3 feet;

thence West 75 feet;

thence South 100 feet;

thence West to the East right-of-way line of 77th Street;

thence South along the East right-of-way line of 77th Street to the North right-of-way line of Leavenworth Road;

thence South to the intersection of the East right-of-way line of 77th Street and the South right-of-way line of Leavenworth Road;

thence South along the East right-of-way line of 77th Street to a point 200 feet South of the South right-of-way line of Leavenworth Road;

thence East to the West line of MELODY APRIL ESTATES a subdivision of land in Kansas City, Wyandotte County, Kansas;

thence North along the West line of MELODY APRIL ESTATES to the Northwest corner of MELODY APRIL ESTATES;

thence East along the North line of Lots 7 through 13 MELODY APRIL ESTATES to the Northeast corner of Lot 13 MELODY APRIL ESTATES;

thence East to the West right-of-way line of 75th Terrace;

thence East to the East right-of-way line of 75th Terrace said line also being the West line lot 47 LILLIE HEIGHTS a subdivision of land in Kansas City, Wyandotte County, Kansas;

thence North along the West line of Lot 47 LILLIE HEIGHTS to a point 125 South of the South right-of-way line of Leavenworth Road;

thence East 141 feet to the East line of Lot 48 LILLIE HEIGHTS;

thence South along the East line of Lots 45, 46 and 48 LILLIE HEIGHTS to the Southeast corner of Lot 45 LILLIE HEIGHTS;

thence East 99 Feet;

thence North 399 feet;

thence East 66 feet to the West line of Lot 1 MALLOTT'S 1ST SUBDIVISION a subdivision of land in Kansas City, Wyandotte County, Kansas;

thence South along the West line of Lot 1 MALLOTT'S 1ST SUBDIVISION to the Southwest corner of Lot 1 MALLOTT'S 1ST SUBDIVISION;

thence East along the South line of Lots 1 and 2 MALLOTT'S 1ST SUBDIVISION to the Southeast corner of Lot 2 MALLOTT'S 1ST SUBDIVISION said corner being on the West right-of-way line of 74th Terrace;

thence East to the Northwest corner of Lot 3 MALLOTT'S 1ST SUBDIVISION HEIGHTS;

thence East along the South line of Lots 3 and 4 MALLOTT'S 1ST SUBDIVISION to the Southeast corner of Lot 3 MALLOTT'S 1ST SUBDIVISION said point being on the West right-of-way line of 74th Street;

thence East to the East right-of-way line of 74th Street;

thence North along the East right-of-way line of 74th Street to the Northwest corner of Lot 1 WASHINGTON COURT a subdivision of land in Kansas City, Wyandotte County, Kansas;

thence East along the North line of Lot 1 WASHINGTON COURT to the Northeast corner of WASHINGTON COURT;

hence South 121.87 feet along the East line of Lots 1 and 2 WASHINGTON COURT to the North line of Lot 4 WASHINGTON COURT;

thence West along the North line of Lot 4 and 5 WASHINGTON COURT to the Northeast corner of Lot 5 WASHINGTON COURT set corner being on the West line of Lot 34 MALLOTT'S 1ST SUBDIVISION;

thence North along the West line of Lot 34 MALLOTT'S 1ST SUBDIVISION to the Northwest corner of Lot 34 MALLOTT'S 1ST SUBDIVISION said corner also being the Southwest corner of Lot 35 MALLOTT'S 1ST SUBDIVISION;

thence East along the South line of Lot 35 MALLOTT'S 1ST SUBDIVISION to the Southeast corner of Lot 35 MALLOTT'S 1ST SUBDIVISION said corner being on the West right-of-way line of 73rd Place;

thence East to the Southwest corner of Lot 36 MALLOTT'S 1ST SUBDIVISION;

thence East along the South line of Lots 36 and 37 MALLOTT'S 1ST SUBDIVISION to the Southeast corner of Lot 37 MALLOTT'S 1ST SUBDIVISION; thence South to a point 384 feet South of the South right-of-way line of Leavenworth Road;

thence East 90 feet to the West line of Lot 7 WASHINGTON VIEW a subdivision of land in Kansas City, Wyandotte County, Kansas;

thence North along the West line of Lots 5 and 7 WASHINGTON VIEW to the Southwest corner of lot 1 WASHINGTON VIEW;

thence East along the South line of Lots 1 and 2 WASHINGTON VIEW to the Southeast corner of Lot 2 WASHINGTON VIEW said corner being the West right-of-way line of 73rd Street;

thence East to the Southwest corner of Lot 3 WASHINGTON VIEW;

thence East along the South line of Lot 3 and 4 WASHINGTON VIEW to the Southeast corner of Lot 4 WASHINGTON VIEW;

thence South to a point 453.3 feet South of the South right-of-way line of Leavenworth Road;

thence East 270 feet;

thence North to a point 143.51 feet South of the South right-of-way line of Leavenworth Road;

thence East to the West right-of-way line of 72nd Street;

thence East to the East right-of-way line of 72nd Street said line being on the West line of Lot 1 FAIR PLACE ESTATES a subdivision of land in Kansas City, Wyandotte County, Kansas;

thence South along the West line of Lot 1 FAIR PLACE ESTATES to the Southwest corner of FAIR PLACE ESTATES;

thence East along the South line of Lot 1 FAIR PLACE ESTATES to the Southeast corner of Lot 1 FAIR PLACE ESTATES;

thence South to the North right-of-way line of Roswell Avenue;

thence East along the North right-of-way line of Roswell Avenue 217.8 feet;

thence North to a point 178.87 feet South of the South right-of-way line of Leavenworth Road;

thence East to the West right-of-way line of 71st Street;

thence East to the East right-of-way line of 71st Street;

thence South along the East right-of-way line of 71st Street to the Northwest corner of Lot 4 MIROS HEIGHTS a subdivision of land in Kansas City, Wyandotte County, Kansas;

thence East 165 feet;

thence North along the West line of Lots 3 and 4 MIROS HEIGHTS to the Northwest corner of Lot 3 MIROS HEIGHTS;

thence East along the North line of Lot 3 MIROS HEIGHTS to the Northeast corner of Lot 3 MIROS HEIGHTS said corner being on the West right-of-way line of 70th Terrace;

thence East to the Southwest corner of Lot 32 MIROS HEIGHTS;

thence East along the South line of Lots 29 through 32 MIROS HEIGHTS to the Southeast corner of Lot 29 MIROS HEIGHTS said corner being on the West right-of-way line of 70th Street;

thence East to the East right-of-way line of 70th Street said line also being the East line of Lot 27 MIROS HEIGHTS;

thence North along the East line of Lot 27 MIROS HEIGHTS to the Northwest corner of Lot 27 MIROS HEIGHTS;

thence East along the North line of Lot 27 MIROS HEIGHTS to the Northeast corner of Lot 27 MIROS HEIGHTS;

thence South along the East line of Lots 27 and 26 MIROS HEIGHTS to a point 217.5 feet South of the South right-of-way line of Leavenworth Road;

thence East 105 feet;

thence North to a point 127.5 feet South of the South right-of-way line of Leavenworth Road;

thence East to the East right-of-way line of 69th Street;

thence East to the West right-of-way line of 69th Street said line also being the West line of Lot 5 MALLOTT'S 2ND SUBDIVISION a subdivision of land in Kansas City, Wyandotte County, Kansas;

thence South along the West line of Lot 5 MALLOTT'S 2ND SUBDIVISION to the Southwest corner of Lot 5 MALLOTT'S 2ND SUBDIVISION;

thence East along the South line of Lots 4 and 5 MALLOTT'S 2ND SUBDIVISION to the Southeast corner of Lot 4 MALLOTT'S 2ND SUBDIVISION said corner being on the West line of Lot 3 MALLOTT'S 2ND SUBDIVISION;

thence South along the West line of Lot 3 MALLOTT'S 2ND SUBDIVISION to the Southwest corner Lot 3 MALLOTT'S 2ND SUBDIVISION;

thence East along the South line of Lots 1 through 3 MALLOTT'S 2ND SUBDIVISION to the Southeast corner of Lot 1 MALLOTT'S 2ND SUBDIVISION said corner also being on the North line of Malott Cemetery MALLOTT'S 2ND SUBDIVISION;

thence East along the North line of Malott Cemetery MALLOTT'S 2ND SUBDIVISION to the Northeast corner of Malott Cemetery MALLOTT'S 2ND SUBDIVISION;

thence East 396 feet;

thence North to a point 227.5 feet South of the South right-of-way line of Leavenworth Road;

thence East to the West right-of-way line of 67th Street;

thence East to the East right-of-way line of 67th Street;

thence North along the East right-of-way line of 67th Street to a point 160 feet South of the South right-of-way line of Leavenworth Road;

thence East 157.92 feet;

thence South to a point 320 feet South of the South right-of-way line of Leavenworth Road;

thence East 125 feet;

thence South to a point 584.24 feet South of the South right-of-way line of Leavenworth Road;

thence East to the East line of Lot 1 TRULL SUBDIVISION a subdivision of land in Kansas City, Wyandotte County, Kansas;

thence South along the East line of Lot 1 TRULL SUBDIVISION to the Southwest corner of Lot 1 TRULL SUBDIVISION;

thence East along the South line of Lot 1 TRULL SUBDIVISION to the Southeast corner of Lot 1 TRULL SUBDIVISION

thence North along the East line of Lot 1 TRULL SUBDIVISION to the South Line of Lot 2 TRULL SUBDIVISION;

thence East along the South line of Lot 2 TRULL SUBDIVISION to the Southeast corner of Lot 2 TRULL SUBDIVISION said corner being on the West right-of-way line of 65th Terrace;

thence East to the East line of 65th Terrace;

thence North along the East line of 65th Terrace to a point 118.71 feet South of the South right-of-way line of Leavenworth Road;

thence East 183.6 feet;

thence South to a point 178.71 feet South of the South right-of-way line of Leavenworth Road;

thence East 108.72 feet to the West line of Lot 1 SUNSET MANOR a subdivision of land in Kansas City, Wyandotte County, Kansas;

thence North along the West line of Lot 1 SUNSET MANOR to a point 150 feet South of the Northwest corner of Lot 1 SUNSET MANOR;

thence East to the East line of Lot 1 SUNSET MANOR said line also being the West right-of-way line of 64th Terrace;

thence East to the East right-of-way line of 64th Terrace said line also being the West line of Lot 8 SUNSET MANOR;

thence South along the West line of Lot 8 SUNSET MANOR to the Southwest corner of Lot 8 SUNSET MANOR;

thence East along the South line of Lot 8 SUNSET MANOR to the Southeast corner of Lot 8 SUNSET MANOR;

thence South to a point 200 feet South of the South right-of-way line of Leavenworth Road;

thence East 310 feet to the West right-of-way line of 64th Street;

thence East to the East right-of-way line of 64th Street;

thence South along the East right-of-way line of 64th Street to a point 630 feet South of the South right-of-way line of Leavenworth Road;

thence East 314.72 feet;

thence North to a point 180 feet South of the South right-of-way line of Leavenworth Road;

thence East 110 feet;

thence North 100 feet to a point 80 feet South of the South right-of-way line of Leavenworth Road;

thence East 180 feet to the West right-of-way line of 63rd Street;

thence East to the East right-of-way line of 63rd Street;

thence South along the East right-of-way line of 63rd Street to a point 80 feet South of the South right-of-way line of Leavenworth Road;

thence East 308.48 feet;

thence South to a point 357.4 feet South of the South right-of-way line of Leavenworth Road said point on the South line of Lot 1 CHRISTINE BRUNE ESTATE a subdivision of land in Kansas City, Wyandotte County, Kansas;

thence East along the South line of Lot 1 and 2 CHRISTINE BRUNE ESTATE 338.72 feet;

thence North to a point 118 feet South of the South right-of-way line of Leavenworth Road;

thence East to the West right-of-way line of 62nd Street;

thence East to the East right-of-way line of 62nd Street;

thence North along the East right-of-way line of 62nd Street to a point 120 feet South of the South right-of-way line of Leavenworth Road;

thence East 197 feet;

thence South to a point 300 feet South of the South right-of-way line of Leavenworth Road;

thence East 697.15 feet;

thence North 100 feet;

thence East 100 feet to the West right-of-way line of 60th Street;

thence East to the East right-of-way line of 60th Street;

thence North to a point 150 feet South of the South right-of-way line of Leavenworth Road;

thence East 100 feet;

thence South to a point 300 feet South of the South right-of-way line of Leavenworth Road;

thence East 200 feet;

thence North to a point 240 feet South of the South right-of-way line of Leavenworth Road;

thence East to the West right-of-way line of 59th Street;

thence East to the East right-of-way line of 59th Street;

thence East to a point 270.50 feet South of the South right-of-way line of Leavenworth Road and on the West right-of-way line of 58th St;

thence East to the East right-of-way line of 58th St;

thence East 270.5 feet;

thence South to a point 255.6 feet South of the South right-of-way line of Leavenworth Road;

thence East 100 feet;

thence North to the Southwest corner of Lot 1 RODGERS MANOR a subdivision of land in Kansas City, Wyandotte County, Kansas;

thence East along the South line of Lot 1 RODGERS MANOR to the Southeast corner Lot 1 RODGERS MANOR said corner being on the West right-of-way line of 57th Street;

thence East to the East line of Lot 1 STUDTS HIGHLAND a subdivision of land in Kansas City, Wyandotte County, Kansas;

thence South to the Southeast corner of Lot 1 STUDTS HIGHLAND;

thence East along the South line of Lot 1 through 3 STUDTS HIGHLAND to the Southeast corner of Lot 3 STUDTS HIGHLAND said corner also being the Northeast corner of Lot 4 STUDTS HIGHLAND;

thence South along East line of Lot 4 STUDTS HIGHLAND to the Southeast corner of Lot 4 STUDTS HIGHLANDS said corner also being on the North right-of-way line of Lathrop Avenue;

thence East along the North right-of-way line of Lathrop Avenue 100 feet;

thence North to a point 300 feet South of the South right-of-way line of Leavenworth Road;

thence East 205 feet to the Southwest corner of Lot 3 KCKCC DEVELOPMENT a subdivision of land in Kansas City, Wyandotte County, Kansas;

thence North along the West line of Lots 2 and 3 KCKCC DEVELOPMENT to the Northwest corner of Lot 2 KCKCC DEVELOPMENT said corner also being the Southwest corner of Lot 1 KCKCC DEVELOPMENT;

thence East along the South line of Lot 1 KCKCC DEVELOPMENT the Southeast corner Lot 1 KCKCC DEVELOPMENT said corner also being on the West line of 56th Street;

thence East to the West right-of-way line of 56th Street;

thence South along West right-of-way line of 56th Street to a point 465 feet South of the South right-of-way line of Leavenworth Road;

thence East 176.25 feet;

thence South 82 feet;

thence West 18.75 feet;

thence South 83 feet;

thence East to the West line of Lot 4 NEVA ACRES a subdivision of land in Kansas City, Wyandotte County, Kansas;

thence North along the West line of Lot 4 NEVA ACRES to the Northwest corner Lot 4 NEVA ACRES said corner also being the Southwest corner Lot 7 RESURVEY OF LOTS 1-2-3 NEVA ACRES a subdivision of land in Kansas City, Wyandotte County, Kansas;

thence North along the West line of Lots 7 and 8 RESURVEY OF LOTS 1-2-3 NEVA ACRES to the Northwest corner of Lot 8 RESURVEY OF LOTS 1-2-3 NEVA ACRES;

thence East along the North line of Lots 8 through 14 RESURVEY OF LOTS 1-2-3 NEVA ACRES to the Northeast corner of Lot 14 said corner being on the West right-of-way line of 55th Street;

thence East to the East right-of-way line of 55th Street said line also being the West line of Lot 4 BUDY'S SUBDIVISION a subdivision of land in Kansas City, Wyandotte County, Kansas;

thence North along the West line of Lots 3 and 4 BUDY'S SUBDIVISION to the Northwest corner of Lot 3 BUDY'S SUBDIVISION;

thence East along the North line of Lot 3 BUDY'S SUBDIVISION to the Northeast corner of Lot 3 BUDY'S SUBDIVISION said corner being on the West line of Lot 52 BUDY HIEGHTS LOTS 20 TO 58 INC a subdivision of land in Kansas City, Wyandotte County, Kansas:

thence South along the West line of Lot 52 BUDY HIEGHTS LOTS 20 TO 58 INC to the Southwest corner of Lot 52 BUDY HIEGHTS LOTS 20 TO 58 INC;

thence East along the South line of Lots 50 through 52 BUDY HIEGHTS LOTS 20 TO 58 INC to the Southeast corner of Lot 50 BUDY HIEGHTS LOTS 20 TO 58 INC said corner also being on the West right-of-way line of 54th Street;

thence East Southwest corner of Lot 49 BUDY HIEGHTS LOTS 20 TO 58 INC;

thence East along the South line of Lots 47 through 49 BUDY HIEGHTS LOTS 20 TO 58 INC to the Southeast corner of Lot 47 BUDY HIEGHTS LOTS 20 TO 58 INC said corner also being the Northwest corner of Lot 35 BUDY HIEGHTS LOTS 20 TO 58 INC;

thence South along the West line of Lot 35 BUDY HIEGHTS LOTS 20 TO 58 INC to the Southwest corner of Lot 35 BUDY HIEGHTS LOTS 20 TO 58 INC;

thence East along the South line of Lot 35 BUDY HIEGHTS LOTS 20 TO 58 INC to the Southeast corner of Lot 35 BUDY HIEGHTS LOTS 20 TO 58 INC said corner also being on the West right-of-way line of 53rd Street;

thence East to the East right-of-way line of 53rd Street said line also being the West line of Lot 27 BUDY HIEGHTS LOTS 20 TO 58 INC;

thence North along the West line of Lots 27 and 28 to the Northwest corner of Lot 28 BUDY HIEGHTS LOTS 20 TO 58 INC;

thence East along the North line of Lot 28 BUDY HIEGHTS LOTS 20 TO 58 INC to the Northeast corner of Lot 28 BUDY HIEGHTS LOTS 20 TO 58 INC said corner also being on the West line of Lot 20 HOLCOMBS WELBORN HEIGHTS a subdivision of land in Kansas City, Wyandotte County, Kansas;

thence South along the West line of Lot 20 HOLCOMBS WELBORN HEIGHTS to the Southwest corner of Lot 20 HOLCOMBS WELBORN HEIGHTS;

thence East along the South line of Lot 20 HOLCOMBS WELBORN HEIGHTS to the Southeast corner of Lot 20 HOLCOMBS WELBORN HEIGHTS said corner also being on the West right-of-way line of 52nd Street;

thence East to the East right-of-way line of 52nd Street said line also being the West line of Lot 4 HOLCOMBS WELBORN HEIGHTS;

thence North along the West line of Lot 4 HOLCOMBS WELBORN HEIGHTS to the Northwest corner of Lot 4 HOLCOMBS WELBORN HEIGHTS;

thence East along the North line of Lot 4 HOLCOMBS WELBORN HEIGHTS to the Northeast line of Lot 4 HOLCOMBS WELBORN HEIGHTS said corner also being on the West line of Lot 6 WELBORN ACRES a subdivision of land in Kansas City, Wyandotte County, Kansas;

thence South along the West line of Lot 6 WELBORN ACRES to the Southwest corner of Lot 6 WELBORN ACRES;

thence East along the South line of Lot 5 and 6 WELBORN ACRES to the Southeast corner of Lot 5 WELBORN ACRES;

thence North along the East line of Lot 5 WELBORN ACRES to a point 458 feet South of the South right-of-way line of Leavenworth Road;

thence East to the East line of Lot 4 WELBORN ACRES;

thence North along the East line of Lot 4 WELBORN ACRES to the Southwest corner of Lot 1 WELBORN ACRES;

thence East along South line of Lot 1 WELBORN ACRES to the Southeast corner of Lot 1 WELBORN ACRES said corner also being on the West right-of-way line of 51st Street;

thence East to the East right-of-way line of 51st Street;

thence North along the East right-of-way line of 51st Street to a point 122.5 feet South of the South right-of-way line of Leavenworth Road;

thence East 193.60 feet;

thence South 7.5 feet

thence West 5 feet;

thence South 116 feet;

thence West 85.8 feet;

thence South 10 feet;

thence East 32 feet;

thence North 142 feet to the Southwest right-of-way line of Welborn Lane:

thence West to the Northeast right-of-way line of Welborn Lane;

thence Southeasterly along the Northeast right-of-way line of Welborn Lane to a point 475.4 feet Southeast of the South of the South right-of-way line of Leavenworth Road;

thence Northeast to the South corner of Lot 5 CASH'S SUBDIVISION a subdivision of land in Kansas City, Wyandotte County, Kansas;

thence Northeast along the Southeast line of Lot 5 CASH'S SUBDIVISION to the to the Southeast corner of Lot 5 CASH'S SUBDIVISION said corner also being the Southwest corner of Lot 4 CASH'S SUBDIVISION;

thence East along the South line of Lot 2 through 4 CASH'S SUBDIVISION to the Southeast corner of Lot 2 CASH'S SUBDIVISION said corner also being on the West right-of-way line of 49th Terrace;

thence East to the East right-of-way line of 49th Terrace said line also being on the West line of Lot 1 CASH'S SUBDIVISION;

thence South along the West line of Lot 2 CASH'S SUBDIVISION to the Southwest corner of Lot 1 CASH'S SUBDIVISION;

thence East along the South line of Lot 1 CASH'S SUBDIVISION to the Southeast corner of Lot 1 CASH'S SUBDIVISION said line also being the West line of LAKE WELBORN ADDITION a subdivision of land in Kansas City, Wyandotte County, Kansas;

thence North along the West line of LAKE WELBORN ADDITION to the Southwest corner of Lot 3 LAKE WELBORN ADDITION;

thence East along the South line of Lot 3 LAKE WELBORN ADDITION to the Southeast corner of Lot 3 LAKE WELBORN ADDITION;

thence North along the East line of Lots 1 through 3 LAKE WELBORN ADDITION to the Northeast corner of Lot 1 LAKE WELBORN ADDITION said corner being on the South right-of-way line of Leavenworth Road;

thence East along the South right-of-way line of Leavenworth Road to the Northwest corner of Lot 38 LAKE WELBORN ADDITION;

thence South along the West line of Lot 38 LAKE WELBORN ADDITION to a point 100 feet North of the South line of Lot 38 LAKE WELBORN ADDITION;

thence East to the East line of Lot 38 LAKE WELBORN ADDITION said line being on the West line of Lot 36 LAKE WELBORN ADDITION;

thence South along the West line of Lot 36 LAKE WELBORN ADDITION to a point 261 feet South of the South right-of-way line of Leavenworth Road;

thence East to the East line of Lot 36 LAKE WELBORN ADDITION;

thence North to a point 99 feet South of the South right-of-way line of Leavenworth Road;

thence East 121.25 feet to the West right-of-way line of 47th Terrace;

thence East to the East right-of-way line of 47th Terrace;

thence South to a point 205 feet South of the South right-of-way line of Leavenworth Road;

thence Southeast 112.5 feet to a point 2013 feet South of the South right-of-way line of Leavenworth Road;

thence South 24 feet; thence East 131.7 feet to the West line of Lot 1 WELBORN CLOVER FARMS a subdivision of land in Kansas City, Wyandotte County, Kansas;

thence South along the West line of Lot 1 WELBORN CLOVER FARMS to the Southwest corner of Lot 1 WELBORN CLOVER FARMS;

thence East along the South line Lot 1 WELBORN CLOVER FARMS to the Southeast corner of Lot 1 WELBORN CLOVER FARMS;

thence North along the East line of Lot 1 WELBORN CLOVER FARMS to a point 210.5 feet South of the South right-of-way line of Leavenworth Road;

thence East 213.8 feet to the East line of Lot 3 WELBORN CLOVER FARMS said line also begin the West right-of-way line of 47th Street;

thence East to the East right-of-way line of 47th Street said line also being the West line of Lot 4 WELBORN CLOVER FARMS;

thence North along the West line of Lot 4 WELBORN CLOVER FARMS to a point 110 feet South of the South right-of-way line of Leavenworth Road;

thence East to the East line of Lot 4 WELBORN CLOVER FARMS said line also being the West line of Lot 5 WELBORN CLOVER FARMS;

thence South along the West line of Lot 5 WELBORN CLOVER FARMS to a point 246.95 feet South of the South right-of-way line of Leavenworth Road;

thence East to the East line of Lot 5 WELBORN CLOVER FARMS said line also being the West line of Lot 6 WELBORN CLOVER FARMS:

thence South along the West line of Lot 6 WELBORN CLOVER FARMS to the Southwest line of WELBORN CLOVER FARMS;

thence East along the South line of Lot 6 WELBORN CLOVER FARMS to the Southeast corner of Lot 6 WELBORN CLOVER FARMS;

thence North to a point 246 feet South of the South right-of-way line of Leavenworth Road;

thence East 165 feet:

thence North 62 feet;

thence East 87.8 feet;

thence North 17 feet:

thence East 60 feet to the West right-of-way line of 45th Street;

thence East to the East right-of-way line of 45th Street;

thence East 150 feet to the East line of Lot 1 BROSE ADDITION a subdivision of land in Kansas City, Wyandotte County, Kansas;

thence South along the East line of lot 1 BROSE ADDITION to the North line of Lot 4 BROSE ADDITION;

thence East along the North line of Lot 4 through 6 BROSE ADDITION to the Northeast corner of Lot 6 said corner being on the East right-of-way line of 44th Street;

thence North along the East right-of-way line of 44th Street to the North right-of-way line of Lathrop Avenue;

thence East along the North right-of-way line of Lathrop Avenue to the Southwest corner of Lot 11 COUNTRY HOME ADDITION a subdivision of land in Kansas City, Wyandotte County, Kansas;

thence East along the South line of Lots 11 and 12 COUNTRY HOME ADDITION to the Southeast corner of Lot 12 COUNTRY HOME ADDITION:

thence North along the East line of Lot 12 COUNTRY HOME ADDITION to the Northeast corner of Lot 12 COUNTRY HOME ADDITION said corner also being the Southwest corner of Lot 8 COUNTRY HOME ADDITION;

thence East along the South line of Lot 8 COUNTRY HOME ADDITION to the Southeast corner of Lot 8 COUNTRY HOME ADDITION;

thence North along the East line of Lot 8 COUNTRY HOME ADDITION to a point 240 feet South of the North line of Lot 8 COUNTRY HOME ADDITION;

thence East to the East line of Lot 7 COUNTRY HOME ADDITION;

thence North along the East line of Lot 7 COUNTRY HOME ADDITION a point 165 feet South of the North line of Lot 7 COUNTRY HOME ADDITION;

thence East to the East line of Lot 6 COUNTRY HOME ADDITION said line also being the West right-of way line of 43rd Street;

thence East to the West right-of way line of 43rd Street said line being the West line of Lot 5 COUNTRY HOME ADDITION;

thence South along the West line of Lot 5 COUNTRY HOME ADDITION to the Southwest corner of lot 5 COUNTRY HOME ADDITION;

thence East along the South line of Lots 1 through 5 COUNTRY HOME ADDITION to the Southeast corner of Lot 1 COUNTRY HOME ADDITION;

thence North along the East line of Lot 1 COUNTRY HOME ADDITION to a point 153 feet South of the Northeast corner of Lot 1 COUNTRY HOME ADDITION;

thence East 188 feet to the West right-of-way line of 42nd Street;

thence East to the East right-of-way line of 42nd Street said line also being the West line ORCHARD HEIGHTS ANNEX a subdivision of land in Kansas City, Wyandotte County, Kansas;

thence South along the West line of ORCHARD HEIGHTS ANNEX to the Southwest corner of ORCHARD HEIGHTS ANNEX;

thence East along the South line of ORCHARD HEIGHTS ANNEX to the Southeast corner of ORCHARD HEIGHTS ANNEX said corner being on the West right-of-way line of 40th Street;

thence East to the East right-of-way line of 40th Street said line also being the West line of Lot 15 ORCHARD HEIGHTS a subdivision of land in Kansas City, Wyandotte County, Kansas;

thence North along the West line of Lot 15 ORCHARD HEIGHTS to the Northwest corner Lot 15 ORCHARD HEIGHTS

thence East along the North line of Lot 2 and 15 ORCHARD HEIGHTS to the Northeast corner Lot 2 ORCHARD HEIGHTS said corner being on the West right-of-way line of 38th Street;

thence North along the West right-of-way line of 38th Street to the South right-of-way line of Leavenworth Road;

thence East along the South right-of-way line of Leavenworth Road to the centerline of 38th Street;

thence North to the point of beginning.



# Neighborhood Revitalization Act (NRA)

Condensed Presentation

Proposed Changes for the  
2026 – 2030 NRA Plan



# NRA TAX REBATE PROGRAM

## **What is the NRA Rebate program?**

- The NRA program is a property tax rebate incentive. It encourages property owners to make improvements (like renovations or new construction) by returning a portion of the increased property taxes caused by those improvements
- Program started in 1999
- Used to promote revitalization and new construction projects
- Residential and commercial properties
- Approval needed from all taxing jurisdictions in the County



# NRA PROGRAM BENEFITS

## Long-term Revenue Growth

- Without the NRA, many vacant lots stay vacant
- With the NRA, lots are developed
- Once rebate period ends schools receive the property tax from a higher value property

## Stability for the Tax base

- Encourages investment in neighborhoods
- Reduces blight and vacancy
- Stronger neighborhoods attract more families

## No Loss of Existing Revenue

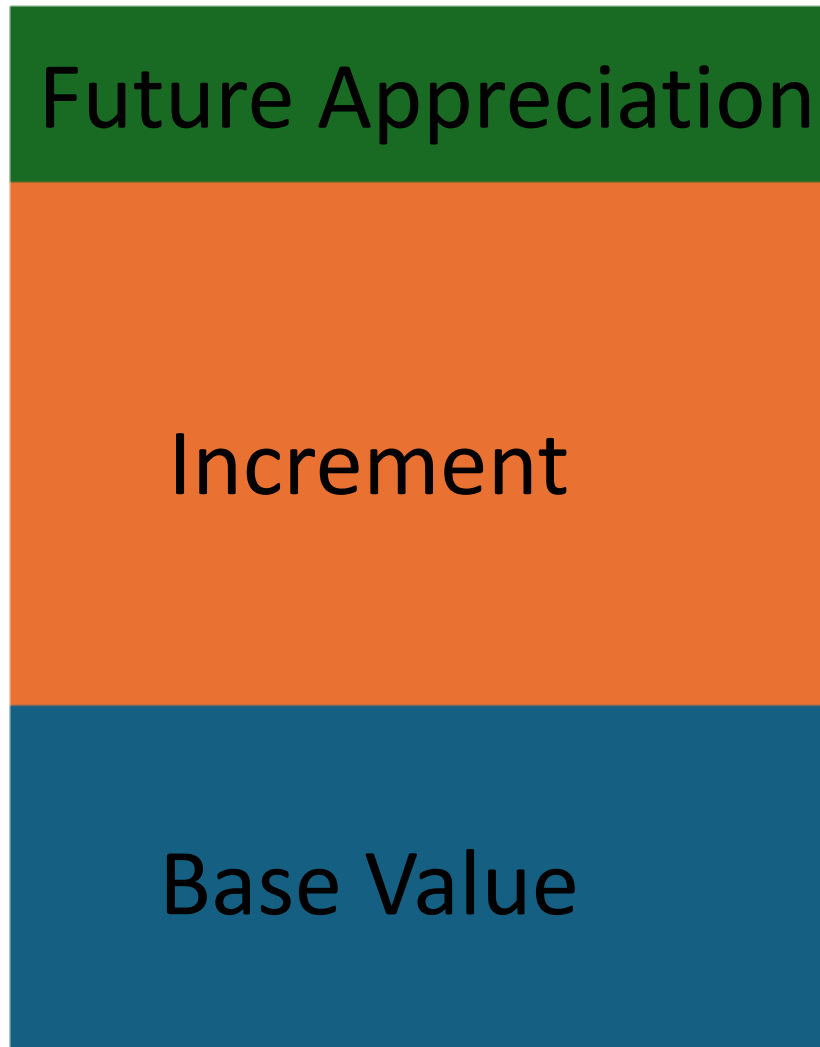
- Schools keep collecting the base amount





# BASE VALUE VS INCREMENT

Property Tax Amount



## Future Appreciation

- If property increases in value after year 1, this amount is not rebated

## Increment

- Increase in value due to improvements
- This portion eligible for the tax rebate
- Just covers the improvements in the 1st year

## Base value

- The value of the property before any improvements
- What you already pay taxes on



# NRA

## RESIDENTIAL REHAB

### Current

95% tax rebate

### Proposed Change

No change

### Before Rehab

- Home value= \$89,580 (Base Value)

### After Rehab

- Property value \$169,700

### Increment

- The new value added - \$80,120

### 95% Rebate

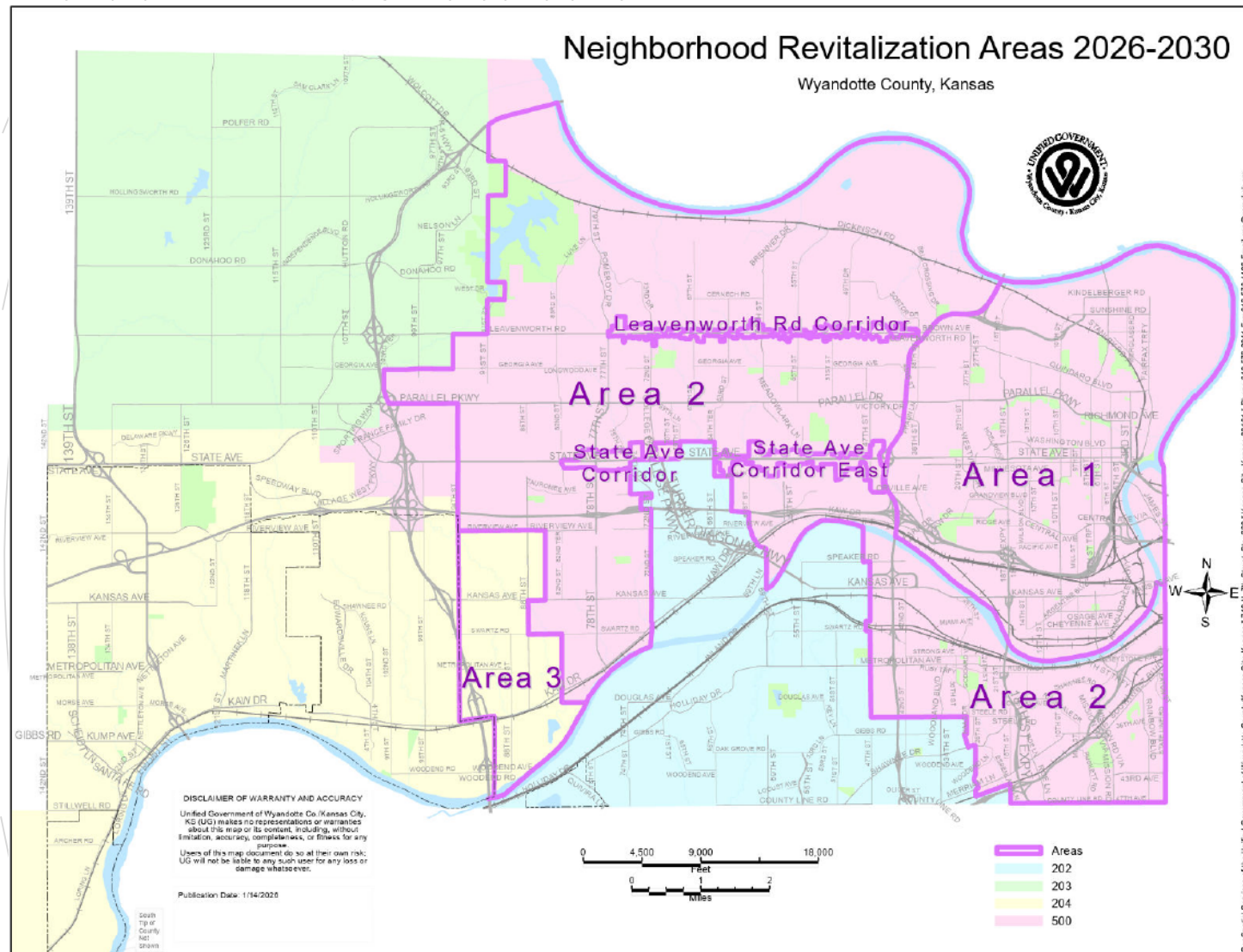
- 95% of the taxes paid on the \$80,120 increment is rebated back to owner each year
- 2022 rebate amount - \$1,535
- 2022 taxes paid - \$1,637





# NRA BOUNDARIES CHANGES

Neighborhood Revitalization Areas 2026-2030  
Wyandotte County, Kansas



## Area 1 boundaries changes

- Removed south of the Kansas River (added to area 2)

## Area 2 boundaries changes

- Area 1 south of river added
- Removed Turner School District
- Removed State Ave to 94<sup>th</sup> St





# NRA PROPOSED CHANGES

## Residential

- Reduced rebate amount for new construction from 95% to 50%
- Increased the minimum increase in assessed value for historic structures from 5% to 15%

## Commercial

- Increasing the cost cap from 3 million to 10 million
- Reduced rebate amount for new construction from 95% to 50%

## Special Projects

- Increasing cost cap from 3 million to over 10 million



# Neighborhood Revitalization Act (NRA)

Proposed Changes for the  
2026 – 2030 NRA Plan



# NRA TAX REBATE PROGRAM

## **What is the NRA Rebate program?**

- The NRA program is a property tax rebate incentive. It encourages property owners to make improvements (like renovations or new construction) by returning a portion of the increased property taxes caused by those improvements
- Program started in 1999
- Used to promote revitalization and new construction projects
- Residential and commercial properties
- Approval needed from all taxing jurisdictions in the County



# NRA PROGRAMS IN KANSAS\*

	Residential		Commercial	
	Rate	Years	Rate	Years
Arkansas City	90%	10	75%	7
Coffeyville	100% (years 1–5), 50% (years 6–10)	10	50% (years 1–5), 25% (years 6–10)	10
Emporia	100%	10		
Sumner County	95%	5	95% (Downtown district)	10
Dodge City	95% (years 1–5), 50% (years 6–10)	10	95% (years 1–5), 50% (years 6–10)	10
Andover	45%	5	95% (rehab)	5
Topeka	Standard: 95% (5 yrs) then 50% (5 yrs); up to 95% for 10–20 yrs in special cases	10 to 20	Standard: 95% (5 yrs) then 50% (5 yrs); up to 95% for 10–20 yrs in special cases	10 to 20

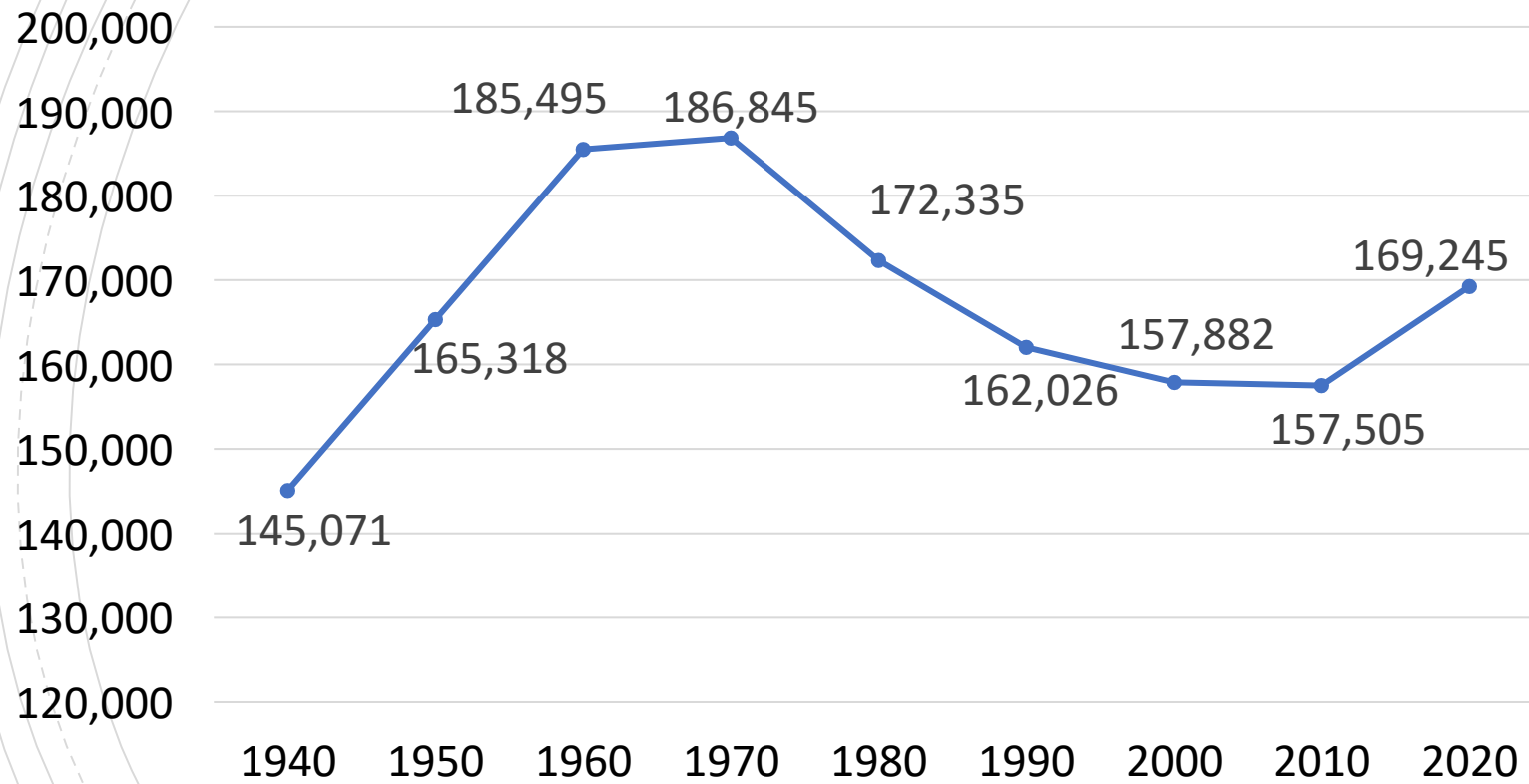
- Abilene
- Arkansas City
- Augusta
- Bonner Springs
- Coffeyville
- Emporia
- Fort Scott
- Junction City
- Lawrence
- Leavenworth
- Lenexa
- Olathe
- Ottawa
- Shawnee
- Topeka
- Barber County
- Brown County
- Cherokee County
- Jackson County
- Miami County
- Marion County
- Osage County
- Republic County
- Sedgwick County
- Sumner County
- Wilson County

\*Not a comprehensive list of all NRA Programs in Kansas



# WYANDOTTE CO. POPULATION

Wyandotte Co., Kansas Population, 1940 to 2020

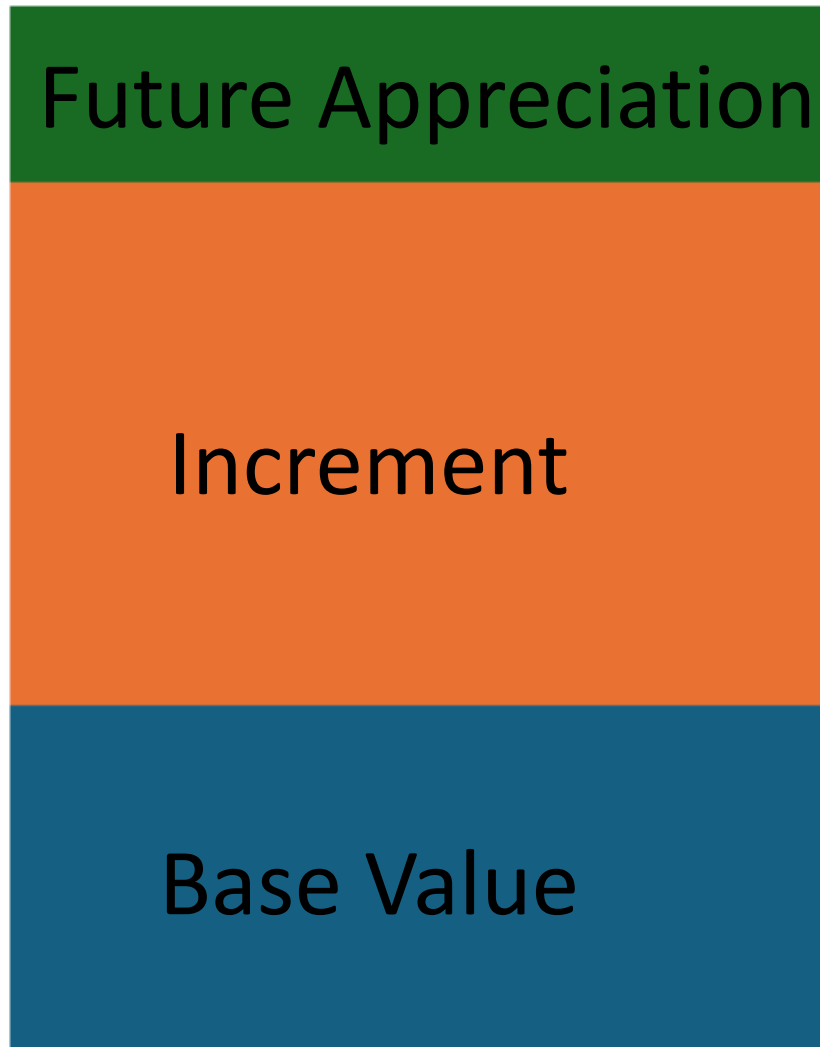


Source: U.S. Census Bureau, Decennial Census



# BASE VALUE VS INCREMENT

Property Tax Amount



## Future Appreciation

- If property increases in value after year 1, this amount is not rebated

## Increment

- Increase in value due to improvements
- This portion eligible for the tax rebate
- Just covers the improvements in the 1st year

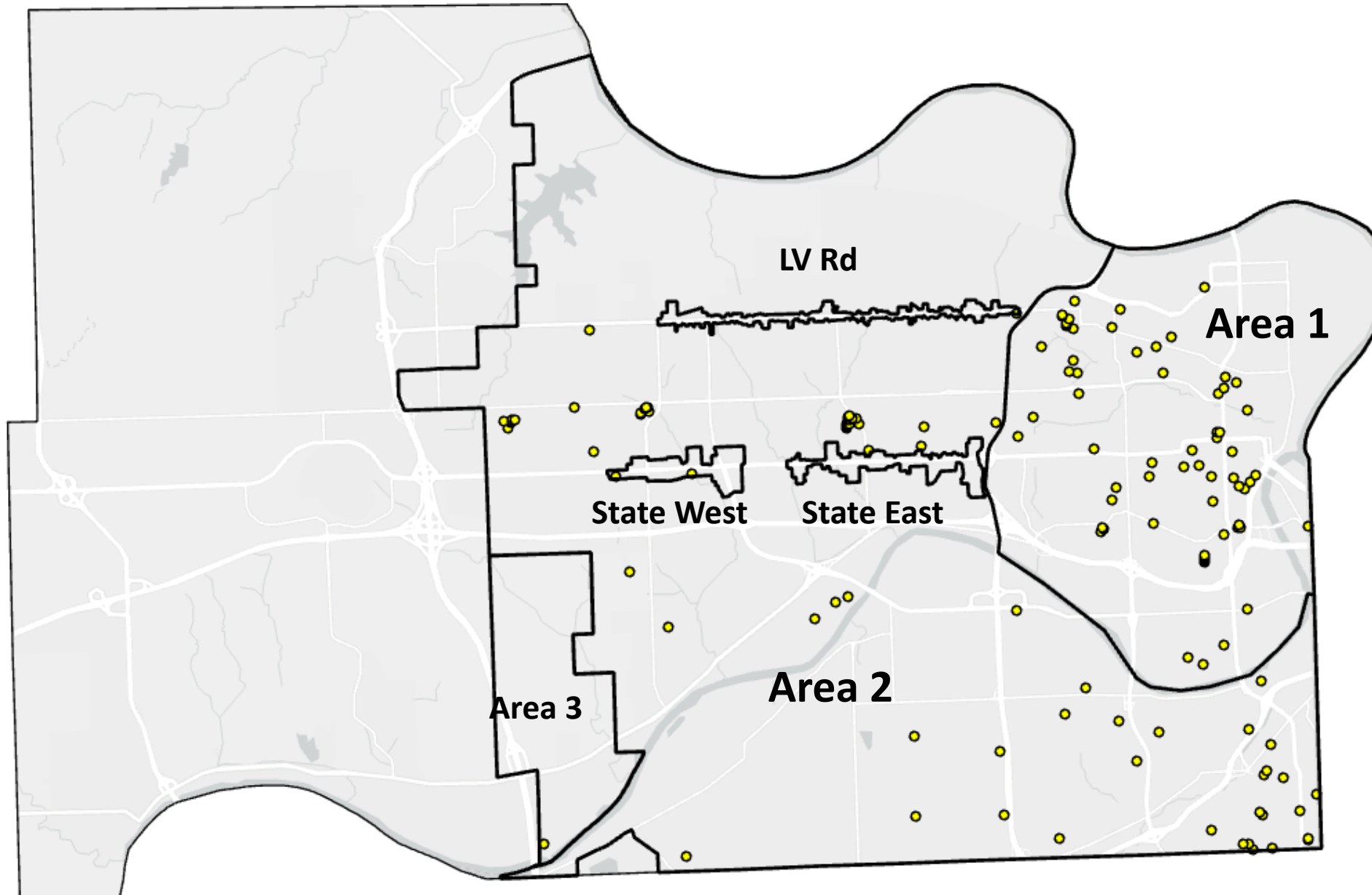
## Base value

- The value of the property before any improvements
- What you already pay taxes on

# NRA Applications 2021 – 2024

## NRA Applications by Area

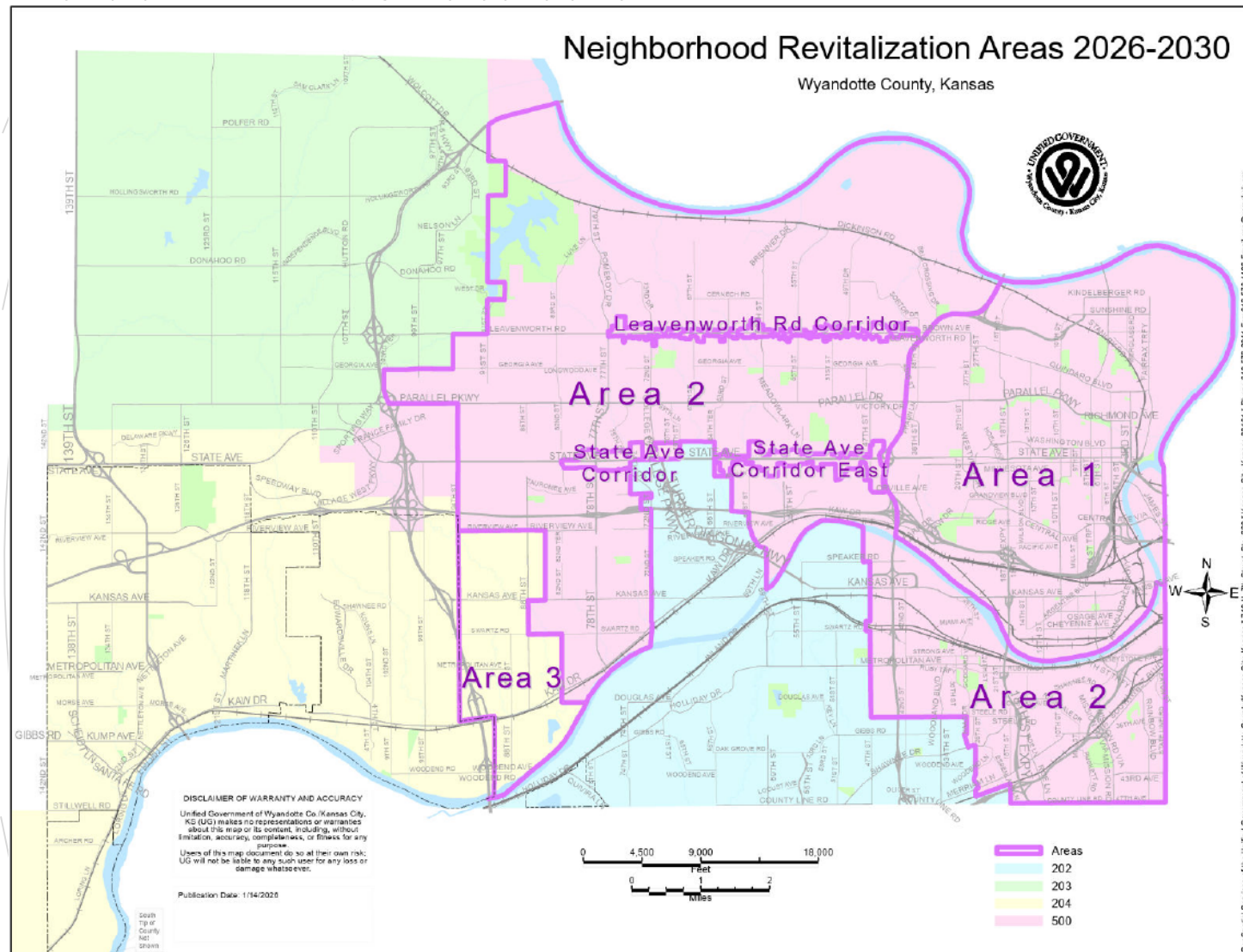
Area 1	69
Area 2	67
Area 2 LV Rd	1
Area 2 State East	0
Area 2 State West	2
Area 3	1





# NRA BOUNDARIES CHANGES

Neighborhood Revitalization Areas 2026-2030  
Wyandotte County, Kansas



## Area 1 boundaries changes

- Removed south of the Kansas River (added to area 2)

## Area 2 boundaries changes

- Area 1 south of river added
- Removed Turner School District
- Removed State ave to 94<sup>th</sup> St



## NRA REBATE BY YEAR

	New NRA Applications	Active NRA	Rebate Amount
2021	45	418	\$ 3,829,592
2022	48	386	\$ 3,861,446
2023	26	311	\$ 4,071,570
2024	41	324	\$ 4,430,327

*\*2021 includes applications under Bonner Springs NRA program*



# NRA

## RESIDENTIAL

### Current

- Renovation – 95% Rebate
- New construction – 95% rebate
  - **Proposed change 50% - 75% rebate**

### Fees

- Single family, duplex, & Townhomes – no application fees
- Multi family – application fee \$500
  - Fees waived for Land Bank

### Eligibility Requirements

- Property owner
  - Waived for Land Bank
- Located in NRA area
- Applicant current on all property taxes
- Must be approved before construction starts
- Must increase value by 15% of assessed value
  - Historical structures 5% - 15%
- Mobile homes not allowed
- Improvements to existing accessory dwelling units (ADU's) are not allowed
- New garage ADU's are eligible



# NRA

## RESIDENTIAL REHAB

### Current

95% tax rebate

### Proposed Change

No change

### Before Rehab

- Home value= \$89,580 (Base Value)

### After Rehab

- Property value \$169,700

### Increment

- The new value added - \$80,120

### 95% Rebate

- 95% of the taxes paid on the \$80,120 increment is rebated back to owner each year
- 2022 rebate amount - \$1,535
- 2022 taxes paid - \$1,637





# NRA PROPOSED CHANGES

## RESIDENTIAL NEW CONSTRUCTION

### Current – 95% Tax Rebate



### Before Construction

- Vacant lot = \$10,380 (Base Value)

### After Construction

- New home is built
- Property value \$242,800

### Increment

- The new value added - \$232,420

### 95% Rebate

- 95% of the taxes paid on the \$232,420 increment is rebated back to owner each year
- 2023 rebate - \$4,204
- 2023 property taxes paid - \$290



# TAX REVENUE FROM ONE HOME

## NEW CONSTRUCTION



**Population Increase**

**2.74**

U.S. Census Bureau

Annual Estimated Revenue from One Home with NRA Rebates				
		NRA Rebates		
	Vacant Lot	95%	75%	50%
Property Tax	0	\$ 290	\$ 1,213	\$ 2,236
Sales Tax	0	\$ 366	\$ 366	\$ 366
<b>Total</b>	<b>0</b>	<b>\$ 656</b>	<b>\$ 1,579</b>	<b>\$ 2,602</b>

*\*First tax year following completion of construction*



# NRA PROPOSED CHANGES

## RESIDENTIAL NEW CONSTRUCTION

### Current

95% tax rebate

Base Value - \$10,380  
After Construction - \$242,800  
Increment - \$232,420  
Taxes before rebate - \$4,494  
**95% rebate - \$4,204**

95% rebate

**\$4,204**

**Total taxes paid per year**

**\$290\***

### Proposed Change

75% tax rebate

Base Value - \$10,380  
After Construction - \$242,800  
Increment - \$232,420  
Taxes before rebate - \$4,494  
**75% rebate - \$3,280**

75% rebate

**\$3,280**

**Total taxes paid per year**

**\$1,214\***

### Proposed Change

50% tax rebate

Base Value - \$10,380  
After Construction - \$242,800  
Increment - \$232,420  
Taxes before rebate - \$4,494  
**50% rebate - \$2,157**

50% rebate

**\$2,157**

**Total taxes paid per year**

**\$2,337\***

*\*First tax year following completion of construction*



# TAX REVENUE ESTIMATE FROM ONE HOME

## NEW CONSTRUCTION

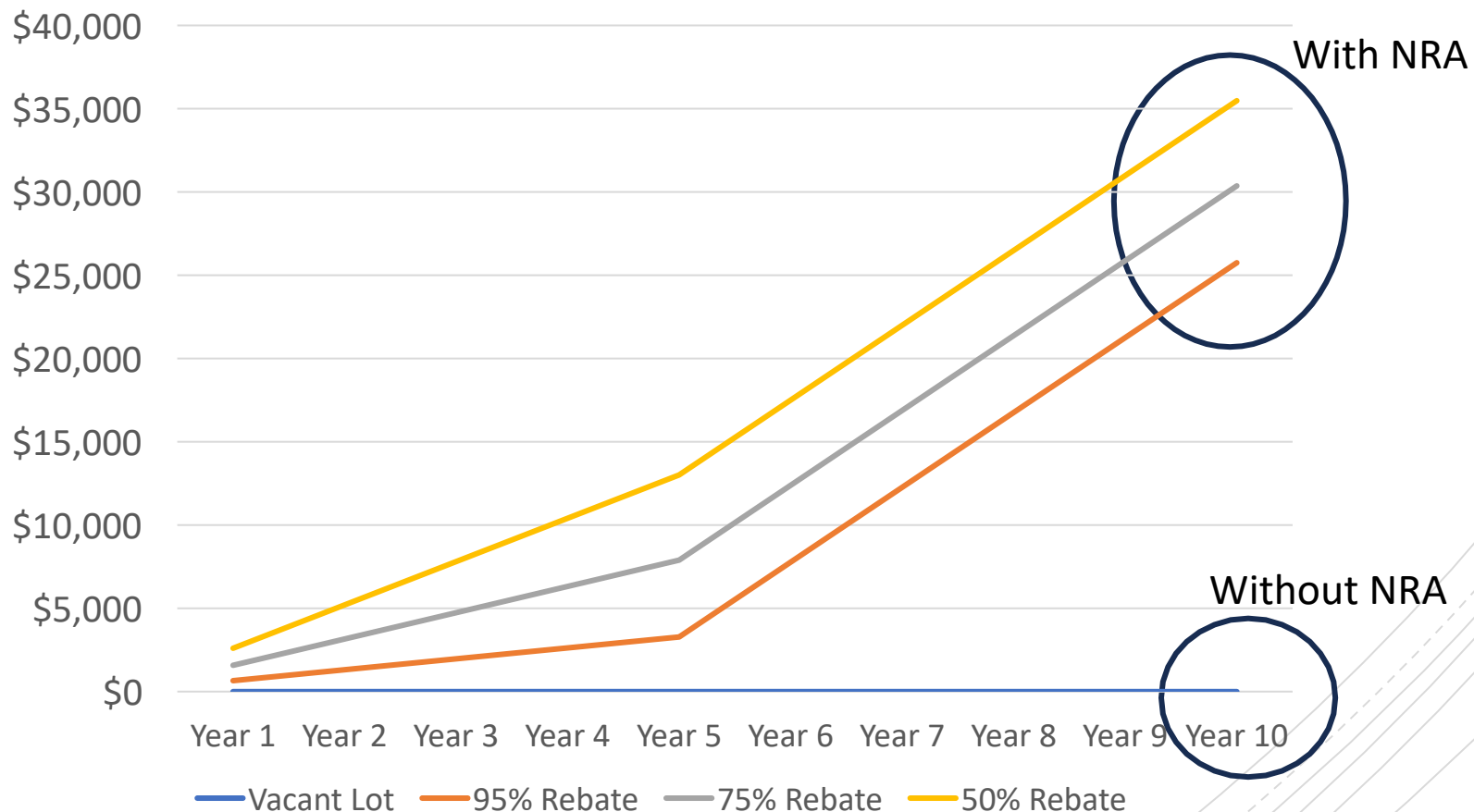
### With NRA

- New home built
  - 95% - estimated \$25,000 in tax revenue over 10 years
  - 50% - estimated \$35,000 in tax revenue over 10 years
- Rebate encourages construction
- Transforms an underused lot into a tax-generating property

### Without NRA

- Land Bank Vacant lot =
  - \$0 tax revenue
- No construction = No investment
- No increase in value
- No population growth

Cumulative Tax Revenue Projection from One New Home (10-Year Period)





# THE IMPACT OF THE NRA PROGRAM



## Without NRA

- Land Bank Vacant lot =
  - \$0 tax revenue
- No construction = No investment
- No increase in value
- No population growth



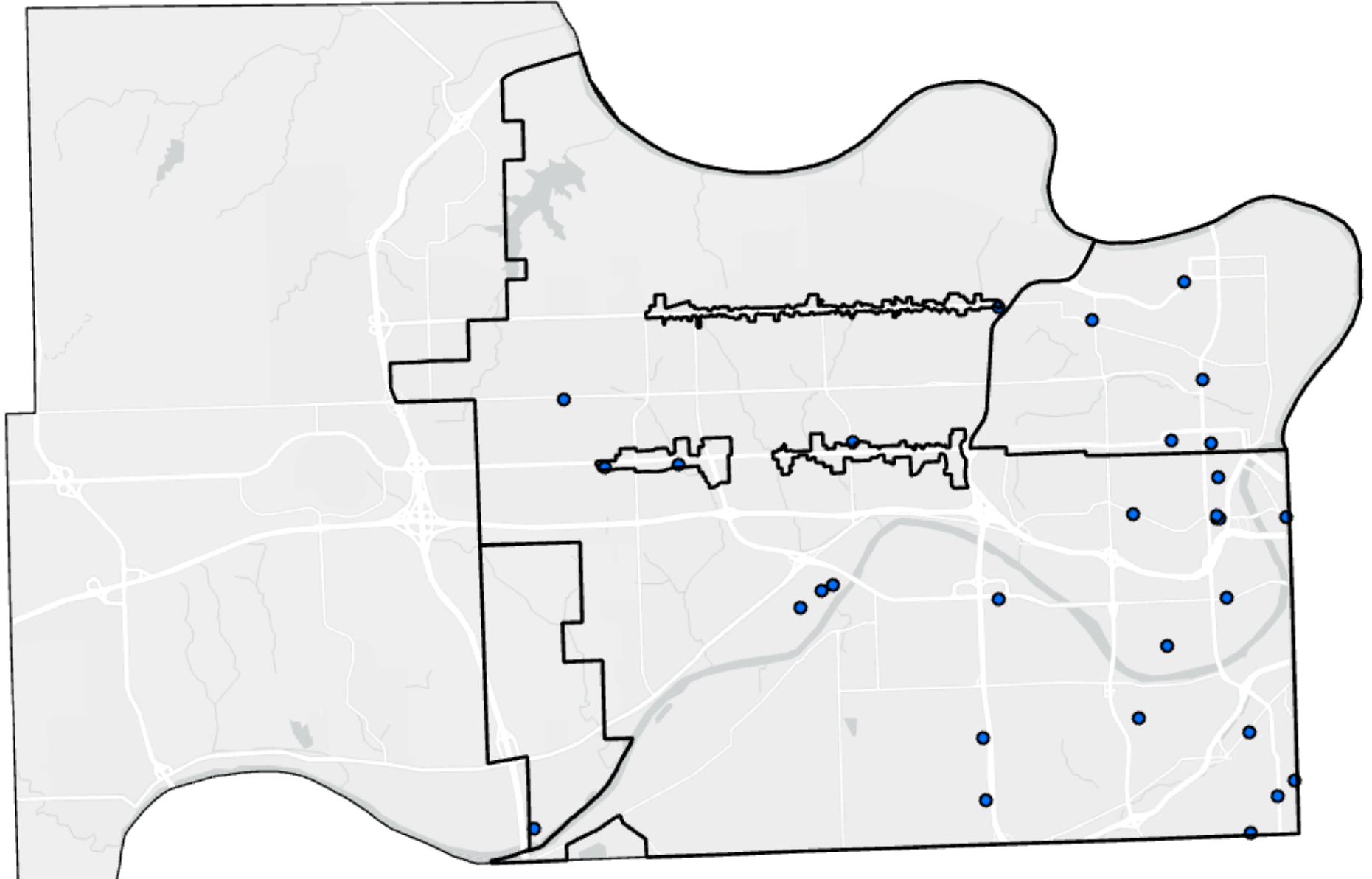
## With NRA

- New home built
  - Average of \$36,000 tax revenue 10 years (on a \$242,800 house)
- Rebate encourages construction
- Transforms an underused lot into a tax-generating property

# Commercial NRA Applications 2021 – 2024

Commercial NRA  
Applications

**30**





# NRA

## COMMERCIAL, OFFICE, INDUSTRIAL, RETAIL, MIXED USE

### Rebate

- Rebate ranges from 50% - 100%

### Fees

- Commercial, office, industrial, retail, & mixed use
  - \$1,000
  - Waived for Land Bank

### Eligibility Requirements

- Property owner
  - Waived for Land Bank
- Located in NRA area
- Applicant current on all property taxes
- Must be approved before construction starts
- Must increase value by 15% of assessed value
  - Historical structures 5% - 15%
- New construction, rehabilitation, or expansion
- Liquor stores or bars are not eligible



# NRA

## COMMERCIAL, OFFICE, INDUSTRIAL, RETAIL, MIXED USE

### Current

- Projects under \$3 million
- Projects over \$3 million are directed to other incentive tools (IRBs, TIF, CID, Special NRA)

### Proposed Change

- Increase eligible investment to \$10 million
- This change would
  - Allow larger projects to access the NRA benefits
  - Align the NRA program with rising construction costs

### Current

- New construction zones 1 & 2
  - 95% Rebate

### Proposed Change

- New construction zones 1 & 2
  - 50% Rebate



# NRA SPECIAL PROJECTS

## Special Project Areas

- Area 1
- State Ave. East Corridor
- State Ave West Corridor
- Leavenworth Rd Corridor

## Must meet 1 of the following

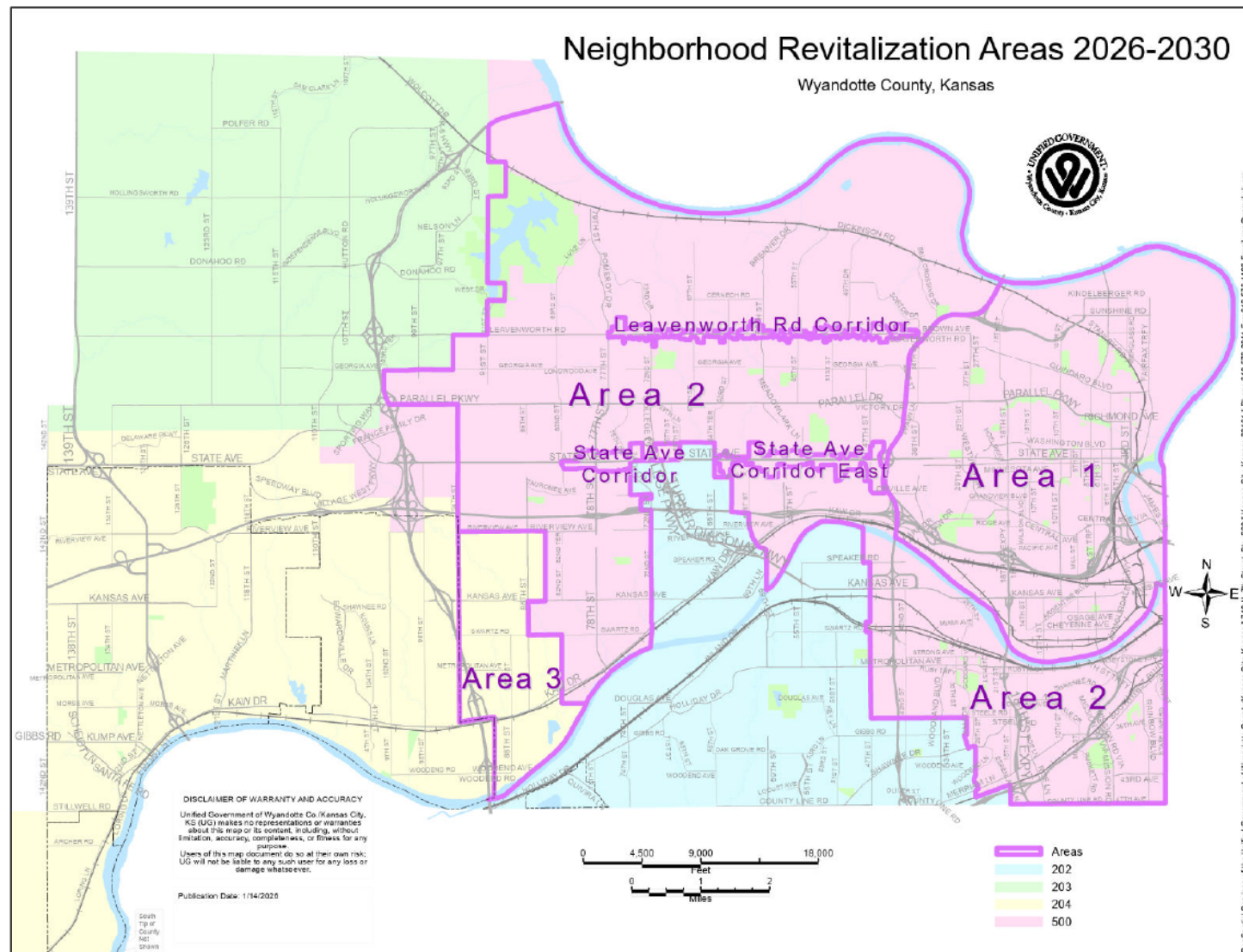
- Retail in nature
- Environmentally contaminated area
- Historic designation (state or Federal)

## Rebate

- 75%

## Number of Years

- Up to 20 years





# NRA

## SPECIAL PROJECTS

### Current

- Projects over \$3 million
- \$2,000 Application Fee
- Subject to Commission Approval

### Proposed Change

- Increase eligible investment to over \$10 million

