

2019

# ECONOMIC DEVELOPMENT INCENTIVES

## ACTIVITY REPORT

Prepared by Resource  
Management April 2020



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# Executive Summary



Nationally identified as one of the most desirable places to live in the central U.S., Olathe is a progressive city utilizing innovative strategies to produce efficient, responsive government for its residents and the business community. Growing and sustaining our economic base is a key priority for the City of Olathe.

The goal of the City is to sustain long-term economic health and vitality of the City through the retention, expansion and attraction of businesses, and development to;

- ◇ Enhance property values,
- ◇ Increase personal income
- ◇ Make a positive contribution to the quality of life in Olathe

The Olathe Economic Development Program is based on a cooperative relationship between the City of Olathe and the Olathe Chamber of Commerce, maintaining strong ties with the Johnson County Workforce Partnership, the Kansas City Area Development Council, and the Kansas Department of Commerce.

In partnership with the City, the Olathe Chamber of Commerce works closely with commercial property owners, business owners, and developers to assure that all our businesses are functioning at their highest and best use, contributing to the City's tax base and helping us achieve the City's economic development goals. In addition, the Olathe Chamber of Commerce works to actively market the City, recruit new businesses, and help existing businesses thrive.

The Resource Management Department provides annual reports to the Olathe City Council regarding Olathe's economic development activity. These reports provide general information regarding new economic development activity as it relates to the City's industrial revenue bond, tax increment financing, transportation development district, community improvement district, and benefit district programs. The report may also contain other economic development information requested by the City Council from time to time.

More information including detailed incentive policies, applications, current incentive project financials, and maps are located on the City website:

<https://www.olatheks.org/government/economic-development>.

# Incentive: Industrial Revenue Bonds (IRB)

The City of Olathe may provide qualified businesses a tax abatement of up to 100% of the new real property taxes for up to 10 years by the issuance of industrial revenue bonds. The issuance of IRBs also allows the City to offer a sales tax exemption on the purchase of building materials in Kansas.

A potential IRB project must add to the Olathe Economy and demonstrate how it achieves the City's economic goals. Evaluation criteria used in determining the benefit to the community include: the amount of capital investment, whether the project produces value-added products and service, and whether the project provides a positive fiscal impact and economic impact.

## Active IRB's in 2019

Project	Business Park	Address	% Tax Abatement	Effective	Completed	Term
RKDBD (Delka Designs)	Parkside	618 N CENTRAL ST, OLATHE, KS	50%	2011	2020	10 yrs
Deere and Company	Corporate Ridge	10789 S RIDGEVIEW RD, OLATHE, KS	55%	2012	2021	10 yrs
Logics Control (DVR2)	KC Road	890 N MART-WAY CT, OLATHE, KS	50%	2012	2021	10 yrs
TVH	Standalone	16355 S LONE ELM RD, OLATHE, KS	50%	2013	2022	10 yrs
Webco	Standalone	20575 W 161ST ST, OLATHE, KS	50%	2013	2022	10 yrs
Sun Life Assurance	I-35 Logistics Park	15250 S GREEN RD, OLATHE, KS	50%	2014	2023	10 yrs
Grayson Enterprises, LLC	Deerfield	1320 S ENTERPRISE ST, OLATHE, KS	50%	2015	2024	10 yrs
Grayson Enterprises, LLC	Deerfield	1330 S ENTERPRISE ST, OLATHE, KS	50%	2015	2024	10 yrs
JCOC Holdings, LLC (Custom Store Fronts)	ERL	1490 W IRONWOOD ST, OLATHE, KS	50%	2015	2024	10 yrs
JCKR Properties, LLC (Customer Store Fronts)	ERL	1432 W IRONWOOD ST, OLATHE, KS	50%	2015	2024	10 yrs
Precision Manifold Systems	Standalone	700 W FRONTIER LN, OLATHE, KS	50%	2015	2024	10 yrs
Gunze	Standalone	1400 S HAMILTON CIR, OLATHE, KS	50%	2016	2025	10 yrs
DCI INC (Elecsys)	OPUS KC Road	846 N MART-WAY CT, OLATHE, KS	50%	2016	2025	10 yrs
JDC Olathe, LLC	Standalone	22525 W 167TH ST, OLATHE, KS	50%	2016	2025	10 yrs
TransAmTrucking Inc.	Standalone	19865 W 156TH ST, OLATHE, KS	50%	2016	2025	10 yrs
Garmin Int'l	Standalone	1200 E 151ST ST, STE #1, OLATHE, KS	75%	2017	2026	10 yrs
Himoinsa Power Systems INC	Standalone	16600 S THEDEN ST, OLATHE, KS	50%	2017	2026	10 yrs
Lone Em 716	Standalone	16575 S THEDEN ST, OLATHE, KS	50%	2017	2026	10 yrs
Odyssey Lone Elm	Standalone	16231 S LONE ELM RD, OLATHE, KS	50%	2017	2026	10 yrs
Orizon	56 Commerce Industrial Park	801 W OLD 56 HWY, OLATHE, KS	50%	2018	2027	10 yrs
Builder's Stone	Standalone	665 N LINDENWOOD DR, OLATHE, KS	50%	2018	2027	10 yrs
Contrator's Garage	Mahaffie Business Park	15845 S MAHAFFIE ST, OLATHE, KS	50%	2018	2027	10 yrs
William R. Miller	Mahaffie Business Park	15520 S MAHAFFIE ST, OLATHE, KS	N/A	2018	2023	6 yrs
Ace Properties, LLC - Lot 1	Standalone	623 N Lindenwood Dr, Olathe, KS	50%	2019	2028	10 yrs
Fremato Usa, Inc. (TVH Office)	Standalone	16355 S LONE ELM RD, OLATHE, KS	55%	2019	2028	10 yrs
Garmin Realty, LLC	Standalone	1200 E 151ST ST, STE #1, OLATHE, KS	75%	2019	2028	10 yrs
I-35 Logistics Park (Building C)	I-35 Logistics Park	15250 S GREEN RD, OLATHE, KS	50%	2019	2028	10 yrs
Opus Building II	56 Commerce Industrial Park	801 W OLD 56 HWY, OLATHE, KS	50%	2019	2028	10 yrs
OSC, LLC (Soccer Project)	Standalone	10541 S. Warwick St, Olathe, KS	100%	2019	2028	10 yrs
TSVC, Inc (Terracon Headquarters)	Standalone	10841 S. Ridgeview Rd, Olathe, KS	65%	2019	2028	10 yrs



# IRB Incentive Activity in 2019

## Resolution of Intent for new Projects approved in 2019

Project	Investment	% Tax Abatement	Term	Classification
JDC North Olathe Properties, LLC	\$41,681,920	50%	10 yrs	Master Resolution
Carrier Services, LLC	\$3,000,000	50%	10 yrs	Warehouse
Milhaus, LLC	\$6,500,000	100%	10 yrs	Apartments
Grayson Enterprise, Inc	\$6,950,000	50%	10 yrs	Master Resolution
Calukas Properties	\$2,700,000	50%	10 yrs	Warehouse/Office

## Sales Tax Exemptions (only) for new Projects issued in 2019

Project	Investment	Classification
Blackbob KC Self Storage	\$16,000,000	Commercial/Office

## IRB's for new projects issued in 2019

Project	Investment	% Tax Abatement	Term	Classification
BR Capital, LLC	\$6,500,000	50%	10 yrs	Warehouse/Office
Carrier Services, LLC	\$3,000,000	50%	10 yrs	Warehouse
Fremato USA, Inc (Warehouse)	\$15,850,000	50%	10 yrs	Warehouse
Lone Elm Commerce Park Building 1	\$13,880,000	50%	10 yrs	Warehouse
Hunt Investments	\$2,000,000	50%	10 yrs	Warehouse/Office
Ace Properties	\$1,700,000	50%	10 yrs	Warehouse/Office

# Incentive: Tax Increment Financing Projects (TIF)

TIF is a development tool which allows cities to pay a portion of redevelopment costs for a new development, which is located in the state Enterprise Zone, in a Blighted Area, or a Conservation Area. The redevelopment costs are paid from the new incremental property and sales tax revenue generated by the new development. The existing property and sales tax revenue is “frozen” until the project generates sufficient revenue to pay for redevelopment costs agreed upon between the City and the developer of the Project.



Under Kansas law, these redevelopment costs may go toward public infrastructure improvements, including road and utility construction, as well as demolition of existing structures, but may not go toward private building construction.

## Active TIF projects as of 12-31-19

Project Name	Project Plan Approval Date	City Sales Tax Captured	Financing	Total Project Costs	TIF/TDD/CID Total Developer Reimb. Cost Cap	TIF Developer Reim. Cost Cap	Revenues to date (Less Administrative Fee)	% Public Investment of Total Project Cost	TERM of TIF
Heritage Crossing TIF	April 25, 2006	50% City General	Pay-As-You-Go	\$16,441,300	N/A	\$3,160,300	\$530,524	19.2%	20 years
West Village Center TIF	June 6, 2006	100% City General	\$17,250,000 TIF Bonds	\$58,107,263	N/A	\$13,928,302	\$13,945,355	24%	20 years
Olathe Gateway TIF Area 1	November 28, 2006	100% City General	\$13,030,000 TIF Bonds	\$88,847,597	\$21,759,819	\$12,771,602	\$7,509,491	14.4%	20 years
Olathe Gateway TIF Area 2A	--	--	--	--	\$0	\$0	\$1,817,855	--	20 years
Olathe Gateway TIF Area 2B	--	--	--	--	\$0	\$0	\$750,679	--	20 years
Olathe Entertainment District TIF (3)	--	--	--	--	\$0	\$0	\$57,258	--	20 years
Santa Fe and Ridgeview TIF	--	50% City General	--	--	\$0	\$0	\$408,523	--	--
Heart of America TIF (Hilton)	December 7, 2010	100% City General	Pay-As-You-Go	\$17,795,000	\$4,250,000	\$3,750,000	\$1,776,299	21.1%	20 years
Ancona TIF	November 20, 2012	--	Pay-As-You-Go	\$5,902,160	N/A	\$2,500,000	\$175,788	42.4%	20 years
Heart of America TIF (Conference Center & Hotel)	August 20, 2013	100% City General & 100% of TGT	Pay-As-You-Go	\$51,000,000	\$19,580,262	N/A	\$4,592,409	38.4%	20 years
Ridgeview Marketplace	August 1, 2017	100% City General & 50% TGT	Pay-As-You-Go	\$9,950,000	\$13,500,000	\$9,000,000	\$65,744	22.5%	15 years

# Incentive: Transportation Development Districts (TDD)

TDD is a special taxing district whereby a petitioner of 100% of the landowners in an area request either the levy of special assessments or the imposition of a sales tax of up to 1% on goods and services sold within a given area.

Under Kansas law, the revenue generated by TDD special assessments or sales tax may pay the costs of transportation infrastructure improvements in and around new development.

## Active TDD projects as of 12-31-19

Project Name	Project Plan Approval Date	TDD Sales Tax	Financing	Total Project Costs	TIF/TDD/CID Total Developer Reimb. Cost Cap	TDD Developer Reimb. Cost Cap	Revenues to date (Less Administrative Fee)	% Public Investment of Total Project Cost	Term of TDD
Olathe Pointe TDD Phase I	November 8, 2005	1% TDD Sales Tax	Pay-As-You-Go (50% to Developer/50% to City)	\$30,000,000	N/A	\$15,000,000	\$4,849,634	50%	22 years
Olathe Pointe TDD Phase II	November 8, 2005	1% TDD Sales Tax	Pay-As-You-Go (100% to Developer)				\$1,077,835		22 years
Olathe Gateway TDD No. 1A	November 28, 2006	1% TDD Sales Tax	\$9,195,000 TDD Bonds	\$88,847,597	\$21,759,819	\$8,988,217	\$3,576,930	10.1%	22 years
Olathe Gateway TDD No. 1B	November 28, 2006	1% TDD Sales Tax	--	--	\$ -	--	\$787,866	0	22 years
ORED TDD Area 2	January 10, 2006	1% TDD Sales Tax	--	--	\$ -	--	\$116,382	0	22 years
Ridgeview Falls TDD	April 1, 2008	1% TDD Sales Tax	Pay-As-You-Go (75% to Developer/25% to City)	10,000,000	N/A	\$5,000,000	\$97,810	50%	22 years



# Incentive: Community Improvement Districts (CID)

CID's allow a commercial property owner to petition the City to levy special assessments or impose up to an additional 2% sales tax within a CID to fund eligible project costs.

In accordance with City policy, eligible project costs may include land acquisition and construction costs but may not include ongoing operational costs.

## Active CID projects as of 12-31-19

Project Name	Project Plan Approval Date	CID Sales Tax	Financing	Total Project Costs	TIF/TDD/CID Total Developer Reimb. Cost Cap	CID Developer Reim. Cost Cap	Revenues to date (Less Administrative Fee)	% Public Incentive of Total Project Cost	Term of CID
Heart of America CID (Hilton)	October 12, 2010	1% CID Sales Tax	Pay-As-You-Go	\$17,795,000	\$4,250,000	\$500,000	\$360,044	2.8%	20 years
Heart of America CID (Conference Center & Hotel)	May 7, 2013	2% CID Sales Tax	Pay-As-You-Go	\$51,000,000	\$19,580,262	N/A	\$966,762	38.4%	20 years
Heart of America CID (Conference Center & Hotel)	May 7, 2013	Special Assessment	\$12,000,000 GO CID Bonds	\$51,000,000	N/A	\$12,000,000	\$3,223,211	23.5%	20 years
WIN LLC (Furniture Mall of KS) CID	January 6, 2015	1% CID Sales Tax	Pay-As-You-Go	\$9,300,000	N/A	\$1,200,000	\$170,125	12.9%	20 years
Santa Fe Square Shopping Area	May 17, 2016	1% CID Sales Tax	Pay-As-You-Go	\$11,371,333	N/A	\$2,690,000	\$346,867	23.7%	20 years
Ridgeview Marketplace	August 1, 2017	1% CID Sales Tax	Pay-As-You-Go	\$59,950,000	\$13,500,000	\$4,500,000	\$235,143	22.5%	22 years
Olathe Station	August 11, 2017	1% CID Sales Tax	Pay-As-You-Go	\$33,766,170	N/A	\$2,416,000	\$109,775	7.2%	20 years
West Market	May 15, 2018	1% CID Sales Tax	Pay-As-You-Go	\$8,498,000	N/A	\$2,800,000	\$234,151	32.9%	15 years





# Active TIF/TDD/CID Projects



# Heritage Crossing TIF

The project was developed by KC Road Partners, LP. The district is located at the southeast corner of KC Road and Ridgeview Road. There are currently two buildings constructed in this district. The TIF captures incremental sales tax and incremental property tax.

## Facts & Figures

Project Plan Approval	April 25, 2006
City Sales Tax Captured	50% City General
Financing	Pay as you Go
TIF Developer Reimbursement Cost Cap	\$3,160,300
Total Project Costs	\$16,441,300
Inception to Date Revenues	\$530,524





# West Village Center TIF

The project was developed by Olathe West Developers, LLC. The district is located at the northwest corner of K-7 highway and Santa Fe St. This center is anchored by Walmart with several smaller buildings located throughout the center. The TIF captures incremental sales tax and incremental property tax.

## Facts & Figures

Project Plan Approval	June 6, 2006
City Sales Tax Captured	100% City General
Financing	TIF Bonds
TIF Developer Reimbursement Cost Cap	\$13,928,302
Total Project Costs	\$58,107,263
Inception to Date Revenues	\$13,945,355



# Olathe Gateway TIF & TDD

## Area 1, No. 1B, ORED 2

This project was developed by MaeGrace, LLC. The district is located at the southeast corner of 119th Street and Renner Blvd. This center is anchored by Bass Pro Shops with several smaller buildings located throughout the center. The TIF captures incremental sales tax and incremental property tax. The TDD captures a 1% TDD sales tax.



## Facts & Figures

TIF

TDD

Project Plan Approval	November 28, 2006	Nov 28, 2006
City Sales Tax Captured	100% City General	1% TDD Sales Tax
Financing	TIF Bonds	TDD Bonds
TIF and TDD Developer Reimbursement Cost Cap	12,771,602	\$8,988,217
Total Project Costs	\$88,847,597	\$88,847,597
Inception to Date Revenues	\$10,135,283	\$4,481,178



# Heart of America Hilton Garden Inn TIF & CID

This project was developed by Iowa Machine Shed Co. The district is located at the northeast corner of Hospitality Rd. and Strang Line Rd. The district consists of the Hilton Garden Inn Hotel. The TIF captures incremental sales tax and incremental property tax. The CID captures a 1% CID sales tax.



## Facts & Figures

	TIF	CID
Project Plan Approval	December 7, 2010	October 12, 2010
City Sales Tax Captured	100% City General	1% CID Sales Tax
Financing	Pay as You Go	Pay as You Go
TIF and CID Developer Reimbursement Cost Cap	\$3,750,000	\$500,000
Total Project Costs	\$17,795,000	\$17,795,000
Inception to Date Revenues	\$1,776,299	\$360,044

# Embassy Suites Hotel & Conference Center TIF & CID

This project was developed by Iowa Machine Shed Co. The district is located at the southeast corner of K-10 Highway and Ridgeview Rd. The district consists of the Embassy Suites Hotel and Conference Center. The TIF district captures both incremental city sales tax and transient guest tax along with incremental property tax. The CID project captures a 2% CID sales tax and has a special assessment to guarantee the bonds.

## Facts & Figures

	TIF	CID
Project Plan Approval	August 20, 2013	May 7, 2013
City Sales Tax Captured	100% City General and 100% Transient Guest Tax	2% CID Sales Tax and a Special Assessment
Financing	Pay as You Go	Pay as You Go and a GO CID Bond
TIF & CID Developer Reimbursement Cost Cap	\$19,580,262	\$19,580,262
Total Project Costs	\$51,000,000	\$51,000,000
Inception to Date Revenues	\$4,592,409	\$966,762 from Sales Tax and \$3,223,211 from special assessment



# Ancona Honda TIF

This project was developed by Ancona Holdings, LLC. The district is located at 1000 N. Rogers Road. This district is comprised of the dealership property and captures only incremental property tax.

## Facts & Figures

Project Plan Approval	November 20, 2012
City Sales Tax Captured	N/A - Property tax only
Financing	Pay as You Go
TIF Developer Reimbursement Cost Cap	\$2,500,000
Total Project Costs	\$5,902,160
Inception to Date Revenues	\$175,788



# Olathe Point Phase I & II TDD

This project was developed by Maeburg, LLC. The district is located at the southeast corner of 119th St. and Black Bob Rd. This district is comprised of several mall properties and stand alone buildings. The TDD district captures 1%

## Facts & Figures

Project Plan Approval	November 8, 2005
City Sales Tax Captured	1% TDD Sales Tax
Financing	Pay as You Go (Phase I 50% to Developer/50% to City; Phase II 100% to Developer)
TDD Developer Reimbursement Cost Cap	\$15,000,000
Total Project Costs	\$30,000,000
Inception to Date Revenues	\$5,927,469





# Ridgeview Falls TTD

This project was developed by Ridgeview Falls, LLC. The district is located at the northeast corner of 119th St. and Ridgeview Rd. This district is comprised of a strip mall property and a stand alone property. The TDD captures 1% TDD Sales

## Facts & Figures

Project Plan Approval	April 1, 2008
City Sales Tax Captured	1% TDD Sales Tax
Financing	Pay as You Go (75% to Developer/25% to City)
TDD Developer Reimbursement Cost Cap	\$5,000,000
Total Project Costs	\$10,000,000
Inception to Date Revenues	\$97,810



# Win, LLC CID

This project was developed by WIN, LLC. The district is located at 2125 E. Kansas City Rd. This district is comprised of the Furniture Mall of Kansas. The CID captures 1% CID Sales Tax.

## Facts & Figures

Project Plan Approval	January 6, 2015
City Sales Tax Captured	1% CID Sales Tax
Financing	Pay as You Go
CID Developer Reimbursement Cost Cap	\$1,200,000
Total Project Costs	\$9,300,000
Inception to Date Revenues	\$170,125



# Santa Fe Square Shopping Area CID

This project was developed by Santa Fe Sq. Investors LLC. The district is located at the southeast corner of Santa Fe St. and Mur-Len Rd. This district is comprised of two strip malls and a standalone building. The CID captures 1% CID sales tax.

## Facts & Figures

Project Plan Approval	May 17, 2016
City Sales Tax Captured	1% CID Sales Tax
Financing	Pay as You Go
CID Developer Reimbursement Cost Cap	\$2,690,000
Total Project Costs	\$11,371,333
Inception to Date Revenues	\$346,867



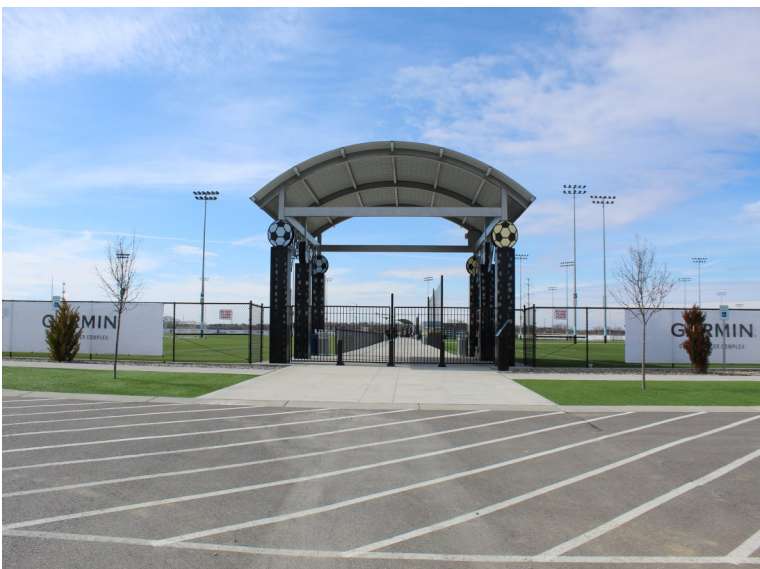


# Ridgeview Soccer TIF & CID

This project was developed by Westar Development. The district is located at the southwest corner of K-10 Highway and Ridgeview Rd. This district is comprised of several strip malls, stand alone buildings and hotels. The TIF captures both incremental city sales tax and transient guest tax along with incremental property tax. The CID captures a 1% CID sales tax.

## Facts & Figures

	TIF	CID
Project Plan Approval	August 1, 2017	August 1, 2017
City Sales Tax Captured	100% City General and 50% Transient Guest Tax	1% CID sales tax
Financing	Pay as You Go	Pay as You Go
TIF & CID Developer Reimbursement Cost Cap	\$9,000,000	\$4,500,000
Total Project Costs	\$59,950,000	\$59,950,000
Inception to Date Revenues	\$65,744	\$235,143



# Olathe Station CID

This project was developed by Holmes 111, LLC. The district is located at the southeast corner of South Strang Line Road and South Strang Line Court. This district is comprised of a strip mall, standalone building, and hotel. The CID captures 1% CID sales tax.

## Facts & Figures

Project Plan Approval	August 11, 2017
City Sales Tax Captured	1% CID Sales Tax
Financing	Pay as You Go
CID Developer Reimbursement Cost Cap	\$2,416,000
Total Project Costs	\$33,766,170
Inception to Date Revenues	\$109,775



# West Market CID

This project was developed by MDDS Development, LLC The district is located at the southwest corner of Santa Fe and Parker. This district is comprised of a strip mall, and standalone building. The CID captures 1% CID sales tax.

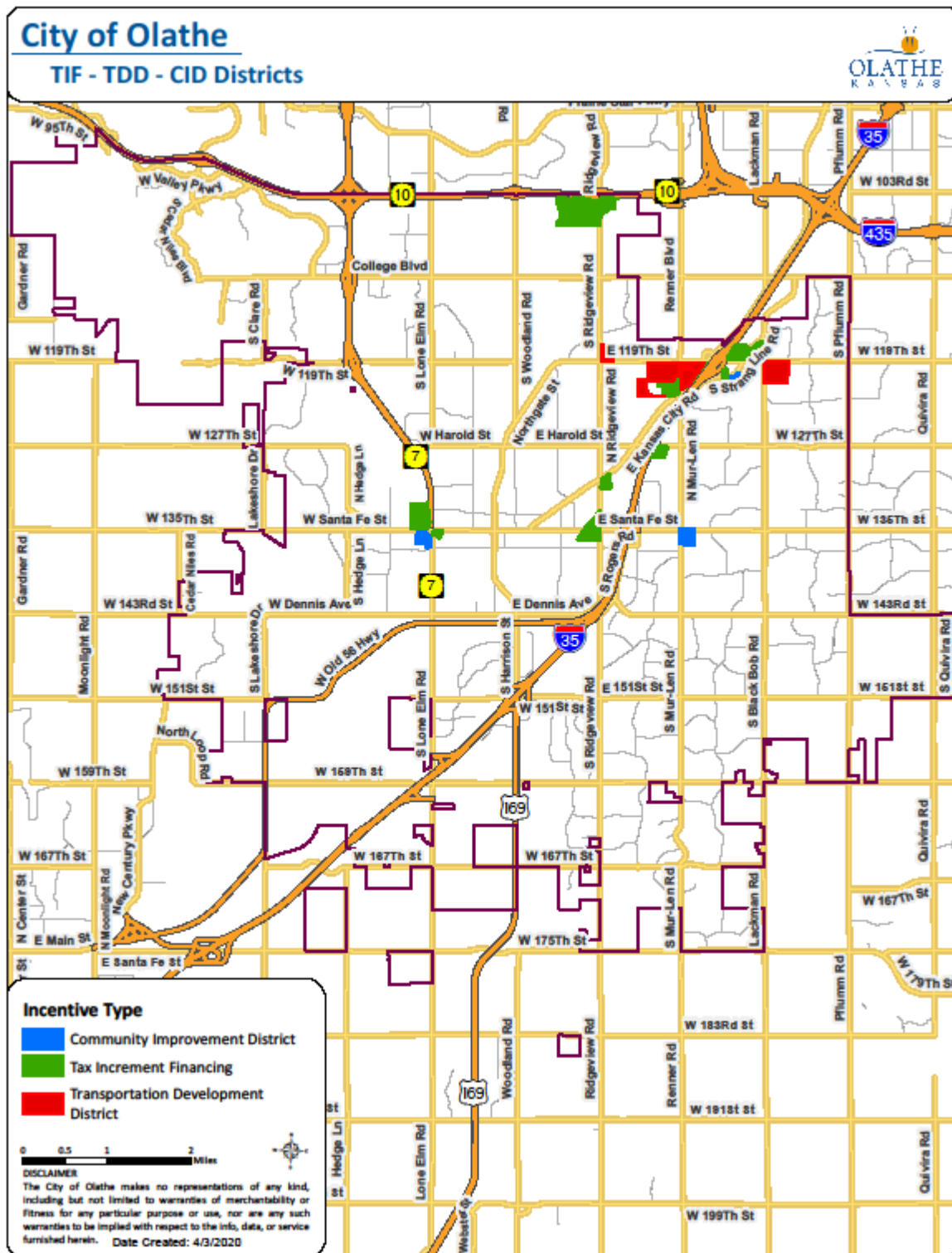
## Facts & Figures

Project Plan Approval	May 15, 2018
City Sales Tax Captured	1% CID Sales Tax
Financing	Pay as You Go
CID Developer Reimbursement Cost Cap	\$2,800,000
Total Project Costs	\$8,498,000
Inception to Date Revenues	\$234,151





# Active TIF/TDD/CID's





# Active 2019 Benefit Districts

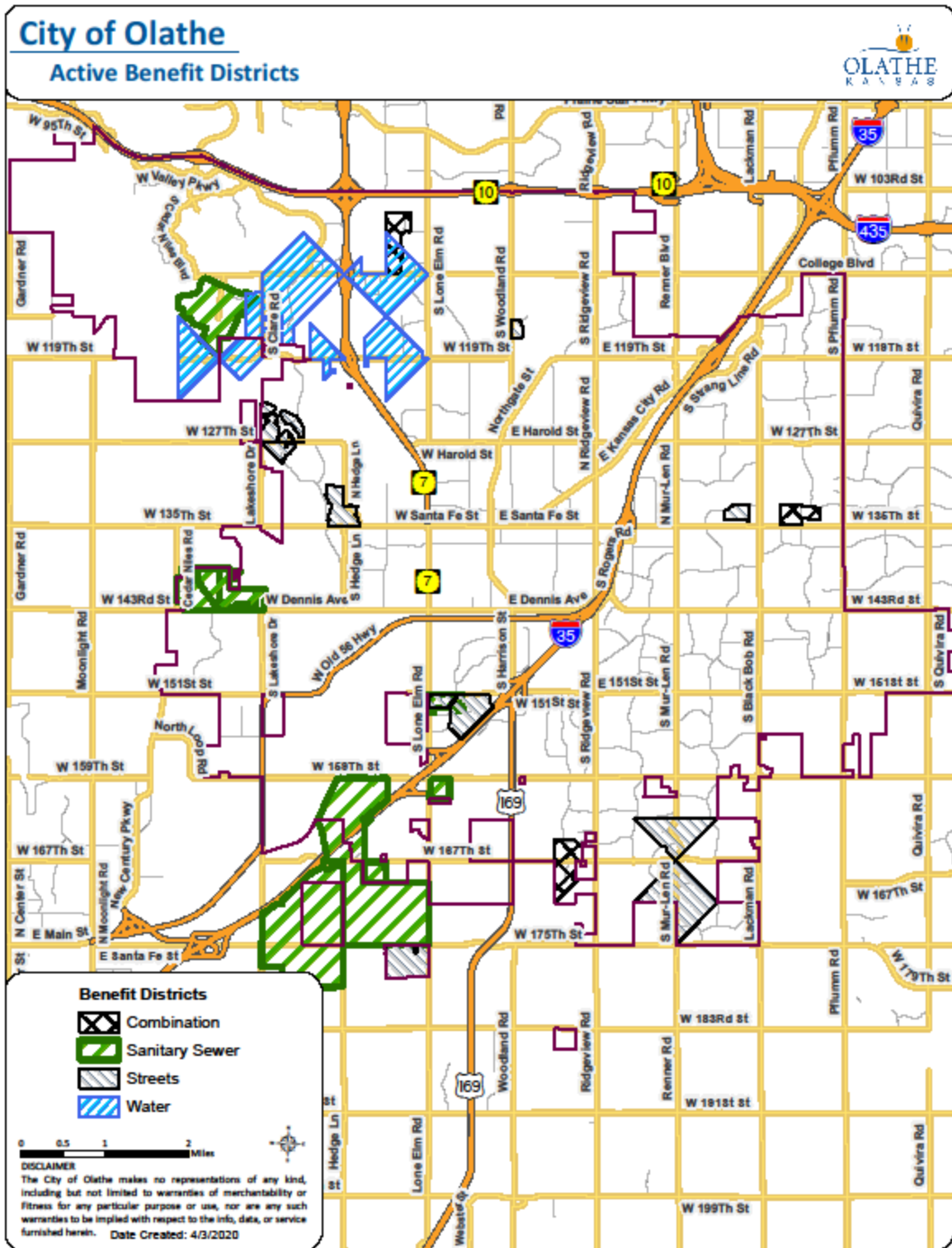
Benefit Districts are a financing and development tool whereby cities can issue general obligation bonds for construction of public improvements and assess the cost to properties that benefit.

In 2019, 24 Benefit Districts were active which included 4 combination projects, 8 sanitary sewer projects, and 12 street projects. See table below for detailed listing of all levied Benefit Districts. (3 buy-in districts are also included at the bottom of the table.)



ACTIVE BENEFIT DISTRICTS - TAX YEARS 2019-2033									
From	To	Project #	District ID #	Project Name	Final Cost	Final Impr Dist Cost	Final City Cost	Project Type	Tax Years
2010	2019	30906	310	167th St Ridgeview West	2,063,248.00	1,560,640.79	502,607.21	Combination Project	2010-2019
2010	2019	33405	311	148th Lakeshore West	812,615.00	812,615.00	0.00	Combination Project	2010-2019
2010	2019	3-B-031-07	309	Greenwood Drive	546,302.00	546,302.00	0.00	Combination Project	2010-2019
2010	2029	3-B-043-07	295	K-State Bioscience	6,590,113.00	6,590,113.00	0.00	Combination Project	2010-2029
COMBINATION PROJECTS SUBTOTAL					10,012,278.00	9,509,670.79	502,607.21		
2010	2019	16205	290	NE Quadrant of 143rd	1,203,000.00	1,203,000.00	0.00	Sanitary Sewer	2010-2019
2010	2019	1-B-001-07	294	143rd Sanitary Sewer	1,202,790.00	1,202,790.00	0.00	Sanitary Sewer	2010-2019
2010	2024	17406	292	OMC North Sewer	155,000.00	155,000.00	0.00	Sanitary Sewer	2010-2024
2010	2024	1-B-040-07	291	Life Church	262,000.00	262,000.00	0.00	Sanitary Sewer	2010-2024
2012	2021	1-B-009-07	332	Lakeshore Meadows	632,408.00	632,408.00	0.00	Sanitary Sewer	2012-2021
2013	2022	1-B-052-08	337	Highlands of Southglen	1,200,877.00	1,200,877.00	0.00	Sanitary Sewer	2013-2022
2013	2027	1-B-077-10	335	South Cedar Creek Phase I	3,789,014.00	3,289,014.00	500,000.00	Sanitary Sewer	2013-2027
2013	2027	1-B-086-10	336	South Cedar Creek Phase II & III	1,487,845.00	1,487,845.00	0.00	Sanitary Sewer	2013-2027
SANITARY SEWER PROJECTS SUBTOTAL					9,932,934.00	9,432,934.00	500,000.00		
2010	2019	35504	293	Murlen Rd 175th to 164th	6,147,287.82	4,884,545.21	1,262,742.61	Streets	2010-2019
2010	2019	3-B-048-07	288	Woodland Road	446,000.00	446,000.00	0.00	Streets	2010-2019
2011	2020	33605	323	167th St Ridgeview to Blackbob	6,925,875.00	5,820,860.18	1,105,014.82	Streets	2011-2020
2010	2024	33106	289	Blackfoot Drive	613,000.00	613,000.00	0.00	Streets	2010-2024
2010	2024	33604	296	127th St Clare East	2,505,270.00	943,745.69	1,561,524.31	Streets	2010-2024
2011	2025	33504	321	South Clare Rd for 127th	3,950,530.00	3,950,530.00	0.00	Streets	2011-2025
2011	2025	36706	320	OMC 153rd Street	1,217,988.00	1,183,682.55	34,305.45	Streets	2011-2025
2011	2025	36806	319	OMC North/South Street	2,381,801.97	2,381,801.97	0.00	Streets	2011-2025
2011	2025	3-B-076-08	322	152nd Street	1,269,515.00	1,269,515.00	0.00	Streets	2011-2025
2017	2026	1-B-032-14	351	South Cedar Creek Phase IV	840,000.00	840,000.00	0.00	Streets	2017-2026
2010	2029	33505	287	Lone Elm Rd 175th South	993,000.00	993,000.00	0.00	Streets	2010-2029
2017	2031	3-B-080-13	350	Hedge Lane Relocation	6,345,000.00	6,345,000.00	0.00	Streets	2017-2031
STREETS PROJECTS SUBTOTAL					33,635,267.79	29,671,680.60	3,963,587.19		
2010	N/A	5-C-074-10	N/A	Clare Road Waterline	813,237.74	813,237.74	0.00	Water Line	*
2010	N/A	50997	N/A	Water District No. 1	363,961.60	363,961.60	0.00	Water Line	*
1993	N/A	14394	N/A	Upper Cedear Creek	4,069,935.64	4,069,935.64	0.00	Sanitary Sewer	*
* paid to City through buy-in fees that are assessed at time of connection to City's water and sewer systems									
24 Total Projects					53,580,479.79	48,614,285.39	4,966,194.40		
Benefit District Cost vs. City Cost						91%	9%		
Sum of bonds outstanding today									
					Total	% of Total			
Benefit District (including Benefit District City Cost)					25,999,064.00	15%			
City-at-Large (Non-Benefit District)					147,795,936.00	85%			
Grand Total					173,795,000.00	100%	Total		

# Active Benefit Districts





# Appendix

## Neighborhood Revitalization Program

## Neighborhood Revitalization Program

The Neighborhood Revitalization Act (the Act) was passed by the Kansas Legislature in 1994 and amended in 1996 to provide a tool for municipalities to use in fighting blight and deterioration in residential neighborhoods and commercial districts. The Act authorizes municipalities to enact a tax rebate program as a way of providing an incentive to property owners to make improvements. The Act may be applied to either designated areas or to specific properties.

The intent of the Act is to encourage private investment in areas of the city that face deterioration or economic decline. The program is designed to encourage partnerships between private citizens, businesses, and municipal and county government. Additionally, it is hoped that the resulting improvements might lead to a ripple effect of improvements on neighboring properties. The City of Olathe launched its Neighborhood Revitalization Area Tax Rebate Program (NRP) in 2008, including interlocal agreements with other participating taxing jurisdictions.

### Interlocal Agreements

Because the NRP involves the rebate of taxes resulting from new improvements, and taxes are collected by Johnson County and distributed to the various taxing entities, it is essential that each taxing entity be involved early in the process. The joint effort among the entities maximizes the benefits of the NRP.

The following are the mill levies for recent years:

Mill Rates by Participating Taxing Jurisdictions			
	Rebate Year		
	2017	2018	2019
Johnson County	19.590	19.318	19.024
JoCo Parks & Recreation	3.102	3.112	3.088
Johnson County Community College	9.473	9.503	9.266
City of Olathe	24.708	24.700	24.406
USD 233	67.774	71.174	70.665
Total Participating Mill Levy	124.647	127.807	126.449

### Eligibility

One of Olathe's NRP districts is consistent with the City's Community Development Block Grant (CDBG) eligible area and known as the Original Town Area. The Original Town NRP area covers 5 square miles including approximately 6,839 parcels, of which 75% are residentially zoned. The average build date for the district is 1963. Original Town begins at Harold/127<sup>th</sup> Street and continues south to Old Highway 56. To the east the boundary starts at Parker Street/K-7 Highway eastward to Interstate-35.

Both residential and commercial properties located in the Original Town area of Olathe are eligible to participate in the rebate program. A map of the Original Town NRP area is included in Appendix A.

A minimum investment of \$5,000 for residential and \$10,000 for commercial properties is required to participate. Also, the proposed improvements must increase the assessed value of the property by a minimum of 5% for residential and 10% for commercial properties. The plan states that any improvements begun on or after June 6, 2008 may be eligible for the incentive. However, an application for rebate must be filed prior to, or at the same time as the issuance of a building permit.

Olathe's second NRP district is for commercial, multi-family residential, and industrial properties. The Commercial NRP area covers 180.47 acres of which is zone 26% commercial and of the residential units, 42% are multifamily units. The Commercial NRP area begins at West Virginia Lane and continues south to railroad tracks just north of West Marley Road. To the west the boundary starts at South Pitt Street and continues east to South Parker Street. A map of the Commercial NRP area is included in Appendix A.

A minimum investment of \$10,000 is required to participate. Also, the proposed improvements must increase the assessed value of the property by a minimum of 10%. The plan states that any improvements beginning after March 31, 2017 may be eligible for the incentive. The application for rebate must be filed prior to, or at the same time as the issuance of a building permit.



## **Rebate**

When improvements are made to residential or commercial property, the appraised and assessed value of the property will normally increase. The increase in assessed value leads to an increase in the property taxes paid by the owner. The idea behind the NRP is that a rebate of a portion of the tax increase lessens the total cost of the improvements to the property owner and encourages private investment in the community. The rebate applies only to taxes paid on the increase in the value related to the improvements, and not to the taxes related to the property value before the improvements.

Eligibility criteria established in Olathe will return 90% of the incremental increase in property taxes on residential properties and 80% for commercial and multifamily, for up to ten (10) years and is transferable with the property. The retained portion of the increment will remain in the NRP fund for public improvements within the districts as recommended by the Olathe Downtown Master Plan and the Original Town Enhancement Plan and mandated by Kansas statutes.

A flowchart of the NRP application process is included as Appendix B.

## **2019 Program Activity**

The Summary of Activity report for 2019 is included Appendix C. The summary details the applications processed, the aggregate improvement values, and rebates paid. In 2019, the program paid out rebates to 31 property owners for a total of \$74,912.94. The summary also details activity for the program from its start in 2008 through 2019. The number of rebates paid is dependent upon the status of the application and where it is in the process. Various stages of the process include: applicant has not completed improvements, certificate of occupancy not issued, and increased property value did not meet program requirements to receive rebate. Appendix D details the breakdown of rebates paid by taxing entity. The total rebate payments to the property owners in Appendix C is less than the total amount subject to rebate by taxing jurisdiction in Appendix D, because the owners are receiving only 90% for residential or 80% for commercial of the total amount subject to rebate.

## **Conclusion**

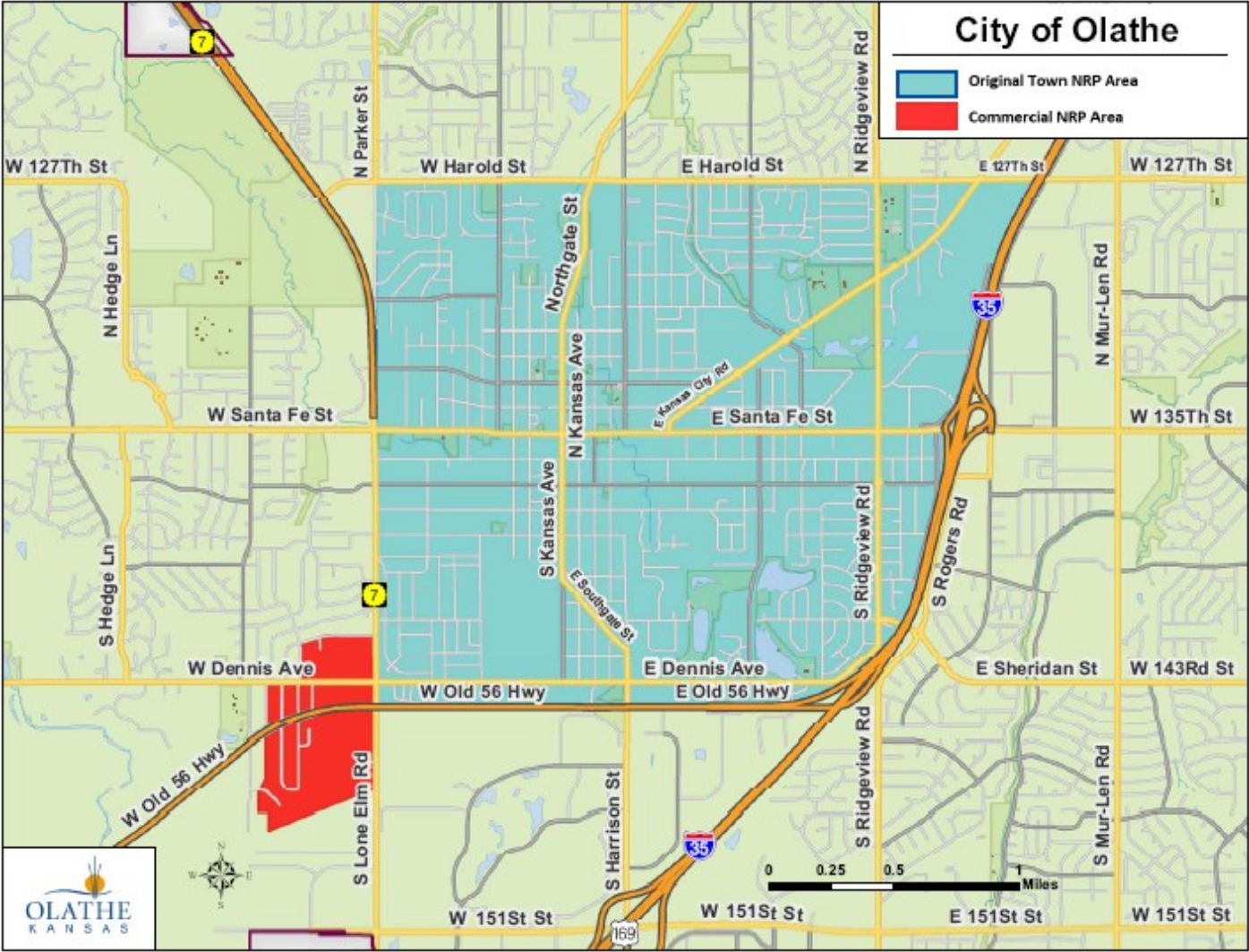
Many participants in the NRP have been single-family residential properties. The program is an attractive incentive to these property owners, because there are currently no other rehabilitation programs available in Olathe that are not income-based or regulated. The number and type of participants is summarized in Appendix E.

The use of the NRP to help stimulate and revitalize areas in need of physical, aesthetic and economic improvement has proven to be a legitimate and viable tool for communities since its inception. The City of Olathe looks forward to continued success and benefits of revitalization because of this rebate program.

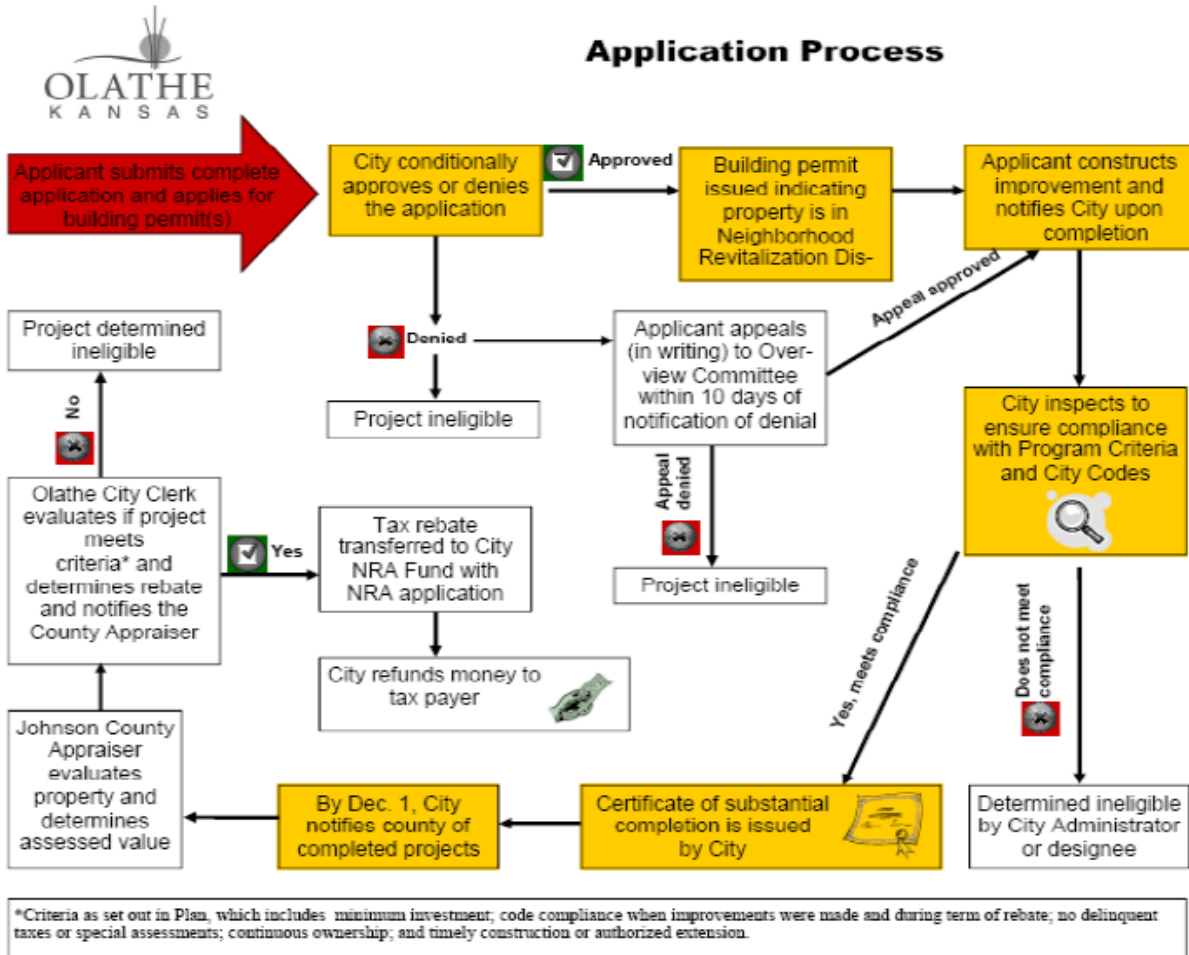
Please direct any questions regarding the Neighborhood Revitalization Tax Rebate Program to Amy Tharnish, Assistant Director of Finance Services, at [atharnish@olatheks.org](mailto:atharnish@olatheks.org) or (913) 971-8539.

Appendix A

Map of Neighborhood Revitalization Districts



## Appendix B



## Appendix C

### Summary of Activity

<b>2019</b>			
<b>Original Town NRP District</b>			
	<b>Residential</b>	<b>Commercial</b>	<b>Total</b>
Applications received	-	1	1
Value of Proposed Improvements	\$ -	\$ 703,000	\$ 703,000
Properties receiving first rebate payment	-	-	-
Total properties receiving rebates	23	8	31
Total rebate payments to property owners	\$ 43,398	\$ 31,515	\$ 74,913
Total to Olathe NRP Fund	\$ 3,616	\$ 6,894	\$ 10,510
<b>Commercial NRP District</b>			
	<b>Total</b>		
Applications received	-		
Value of Proposed Improvements	\$ -		
Properties receiving first rebate payment	-		
Total properties receiving rebates	-		
Total rebate payments to property owners	\$ -		
Total to Olathe NRP Fund	\$ -		

<b>Program to Date (2008-2019)</b>			
<b>Original Town NRP District</b>			
	<b>Residential</b>	<b>Commercial</b>	<b>Total</b>
Applications received	46	30	76
Value of Proposed Improvements	\$ 5,173,548	\$ 17,533,337	\$ 22,706,885
Total properties receiving rebates	23	8	31
Total rebate payments to property owners	\$ 250,407	\$ 197,085	\$ 447,492
Total to Olathe NRP Fund	\$ 20,895	\$ 41,907	\$ 62,803
<b>Commercial NRP District</b>			
	<b>Total</b>		
Applications received	1		
Value of Proposed Improvements	\$ 2,000,000		
Total properties receiving rebates	-		
Total rebate payments to property owners	\$ -		
Total to Olathe NRP Fund	\$ -		



## Appendix D

### Rebates by Taxing Jurisdiction

	Residential	Commercial	Total
Johnson County	\$ 7,254.54	\$ 5,926.80	\$ 13,181.34
JoCo Parks & Recreation	1,177.58	962.05	2,139.63
Johnson County Community College	3,533.44	2,886.77	6,420.21
City of Olathe	9,306.86	7,603.51	16,910.37
USD 233	26,947.03	22,015.18	48,962.21
Total Tax Rebate	\$ 48,219.45	\$ 39,394.31	\$ 87,613.76

## Appendix E

### Summary of Participating Activity – Application Received

Year	Residential	Commercial	Total
2008	5	2	7
2009	9	3	12
2010	5	2	7
2011	4	2	6
2012	10	5	15
2013	1	1	2
2014	5	-	5
2015	-	-	-
2016	4	4	8
2017	1	10	11
2018	2	1	3
2019	-	1	1
<b>Total</b>	<b>46</b>	<b>31</b>	<b>77</b>