AMENDED
See 2005-06
5-23-05

ORIGINAL

RESOLUTION NO. 2005-04

A RESOLUTION REPEALING RES. 2001-10 AND ADOPTING THE AMENDED BASEHOR NEIGHBORHOOD REVITALIZATION PLAN PROVIDING FOR PROPERTY TAX REBATES AND DESIGNATING THE A PORTION OF THE CITY OF BASEHOR A NEIGHBORHOOD REVITALIZATION AREA

WHEREAS, K.S.A 1996 Supp. 12-17, 114 through 12-17-120, the Neighborhood Revitalization Act, provides that cities may prepare plans and designate Neighborhood Revitalization Areas; and

WHEREAS, the city of Basehor finds that one or more of the conditions as described in subsection (c) of K.S.A. 1996 Supp. 12-17-115 exist with the area; and,

WHEREAS, the rehabilitation, conservation or redevelopment of the area is necessary to protect the public health, safety or welfare of the residents of the city of Basehor; and

WHEREAS, the city of Basehor has prepared a Neighborhood Revitalization Plan for the designated area that meets the requirements of K.S.A. 1996 Supp. 12-17, 117; and,

WHEREAS, the Neighborhood Revitalization Plan provides incremental property tax rebates to encourage property owners to rehabilitate, conserve or redevelop the area; and

WHEREAS, public notice has been made and a public hearing held as required by subsection (c) of K.S.A. 1996 Supp. 12-17,117.

WHEREAS, Resolution 2001-10 has been repealed in its entirety; and

THEREFORE, BE IT RESOLVED THAT the Governing Body of the city of Basehor adopts the Neighborhood Revitalization Plan, which is attached hereto and by this reference made a part hereof.

BE IT FURTHER RESOLVED THAT all land described in the Neighborhood Revitalization Plan is hereby designated a Neighborhood Revitalization Area.

Passed by the Governing Body of the City of Basehor, Kansas this 9th day of May, 2005.

Mayor Chris Garcia

ATTEST:

CITY OF BASEHOR, KANSAS CORPORATE SEAL

Mary A. Mogle, City Clerk

SCANNED
1-23-07

Exhibit "A"

NEIGHBORHOOD REVITALIZATION PLAN

Pursuant to K.S.A. 12-17,114 et seq.

LEGAL DESCRIPTION OF THE REAL ESTATE FROMING THE BOUNDARIES OF THE PROPOSED AREA

The Neighborhood Revitalization Area shall be all the area currently within the corporate limits of the city of Basehor excepting the area of the existing wastewater treatment plant as a Neighborhood Revitalization Area. The legal description of the Neighborhood Revitalization Area is attached hereto as Exhibit "B" and incorporated herein by reference.

EXISTING ASSESSED VALUATION OF THE REAL ESTATE IN THE PROPOSED AREA

Each legally described parcel in the Neighborhood Revitalization Area is further described by address, value of land and value of improvements (buildings) thereon available in booklet form in the office of the Basehor City Clerk, 2620 North 155th Street, Basehor, Kansas 66007 and is incorporated herein by reference.

NAMES AND ADDRESSES OF THE OWNERS OF RECORD OF REAL ESTATE WITHIN THE NEIGHBORHOOD REVITALIZATION AREA

Each owner of each legally described parcel of land is identified by mailing address (if different than the parcel) and name(s) appearing on the title or tax information as provided by the County Appraiser and is available in booklet form in the office of the Basehor City Clerk, 2620 North 155th Street, Basehor, Kansas 66007 and is incorporated herein by reference.

EXISTING ZONING CLASSIFICATIONS AND DISTRICT BOUNDARIES AND THE EXISTING AND PROPOSED LAND USES WITHIN THE NEIGHBORHOOD REVITALIZATION AREA

The map attachment (exhibit C) includes a map describing the exact zoning district boundaries for each zoning classification in the area. The existing zoning classifications in effect at this time in this area are: Central Business District, General Business District, Light Industrial District, Heavy Industrial District, Residential and Residential multi-family housing units.

PROPOSALS FOR IMPROVING OR EXPANDING MUNICIPAL SERVICES WITHIN THE AREA

The City of Basehor plans for its long-term capital improvement needs through the City's Comprehensive Plan and implements the plan with the approval of the City's annual budget. The City also provides trash service, sewer service, sidewalk repair, street improvements, law enforcement, community oriented policing and fire protection as established for the whole community.

PROPERITES ELIGIBLE FOR REVITALIZATION

Residential: Projects shall include rehabilitation, additions and alterations to existing structures as well as new construction requiring a Building Permit on platted lots in an established neighborhood platted prior to July 1, 1991.

Commercial: Projects shall include rehabilitation, additions and alterations to existing structures as well as new construction requiring a Building Permit.

Mixed-Use Residential/Commercial: Projects shall include rehabilitation, additions and alterations to existing structures as well as new construction requiring a Building Permit on platted lots in an established neighborhood platted prior to July 1, 1991. Only the improvements assessed as commercial property shall be eligible on platted lots in an established neighborhood platted subsequent to July 1, 1991.

Industrial: Projects shall include rehabilitation, additions and alterations to existing structures as well as new construction requiring a Building Permit.

INELIGIBILITY

Existing garages, car ports and out buildings are not eligible for rebate unless upgraded as a part of an approved plan to improve the primary structure on the property.

Mixed-Use Residential/Industrial properties are not eligible for rebate.

Agricultural and All Other Property used after improvement for agricultural or any non-commercial, non-residential or non-industrial uses are not eligible for rebate.

CRITERIA TO BE USED BY THE BASEHOR CITY COUNCIL TO DETERMINE ELIGIBILTY FOR REVITALZIATION

1. Projects shall obtain a building permit and shall meet the minimum health and safety code requirements of the City of Basehor.
2. Applicants shall have all property taxes to Leavenworth County, both real and personal, paid through the current year.
3. Projects shall be within the prescribed geographic area.
4. Projects must be scheduled to be completed within one year from the date the building permit was issued.

CONTENTS OF APPLICATION FOR REBATE OF PROPERTY TAX INCREMENT

The application shall ask the following questions which must be completed by the property owner or someone authorized by the property owner to make the request.

a. Name.
b. Phone number and Address.
c. Social Security Number or Federal Employer Identification number.
d. Most recent paid tax statement showing legal description and address of the property to be improved.
e. Existing Property description, demolition plan (if proposed) and proposed improvement description (applicant may reference his attached development plan).
f. Estimated cost of improvements.
g. Names and status of tenant families or occupants.
h. Initial estimate of time frame for completion.
i. Building Permit Attached to application.

The following will be established by staff:

a. Date application received.
b. Eligible target area property confirmation.
c. Appraised value of land and buildings before start of improvements.
d. Determination of estimated cost of improvements and initial calculation of value added to the appraised value.
e. Verification that the applicant does not have any delinquent real or personal property taxes.
f. Other pertinent facts.
g. Date of completion and reappraisal by County appraiser.
h. Amount of new appraisal.
i. Calculation of actual rebate based upon taxes generated by the improvements.
j. Date of receipt of proof of tax payment.
k. County Treasurer's calculation of rebate.

PROCEDURE FOR SUBMISSION OF AN APPLICATION FOR REBATE OF PROPERTY TAX INCREMENTS

An Application for Rebate of Property Tax Increment may be obtained from the Basehor City Clerk, Basehor City Hall, 2620 North 155th Street, Basehor, Kansas 66007. The property owner must apply for the rebate prior to starting any improvements and within 60 calendar days of receipt of a building permit for the improvement. Following submission of a completed application form, a copy of the building permit, a copy of the paid tax statement for the most recent tax year and an estimate of value of the improvements to be made, the City Council will review and reject or approve the application. Rejection shall be for the following reasons: incomplete application, ineligible property, unpaid real or personal property taxes, or the property is not located in the approved Revitalization district. Rejected applications shall be returned to the property owner. Upon approval, the application shall be certified by the City Council and transmitted to the City Clerk, the County Clerk and the County Appraiser. The

County Appraiser shall establish the "before" improvement value. The application shall be transmitted to the County Treasurer for computer notation that the property is subject to the rebate. The first year following completion of the project the County appraiser shall value the improvements to the property and certify the value to the County Treasurer. When property taxes are due, the property owner shall pay the entire tax bill. The County Treasurer shall then cause the rebate to be calculated and forwarded to the property owner at the appropriate time. Exceptions: Projects which will take more than one tax cycle may not be reappraised [for the purpose of neighborhood revitalization] until completion of all major work components: The City Council reserves the right to negotiate a lesser percentage rebate on projects where other tax incentives are applied. Neighborhood Revitalization shall not be combined with any Tax Increment Financing bond issuance.

GENERAL PROVISIONS APPLICABLE TO ALL REBATE APPLICATIONS ON ELIGIBLE PROPERTY

Property owners may appeal to the city council and the city council may approve an application for rebate after the deadline, but not later than when the substantially completed improvements are first assessed by the County Appraiser. Notwithstanding the foregoing if the city council finds that there was excusable neglect in the submission of an application for rebate, the council may allow for the submission of an application for rebate, provided that the substantial completion of the improvements occurred subsequent to December 31, 2003 and prior to December 31, 2004, and the subject property was otherwise eligible for participation in the city Neighborhood Revitalization Plan.

STANDARDS TO BE USED WHEN REVIEWING AND APPROVING APPLICATIONS FOR A REBATE OF PROPERTY TAX INCREMENTS

The Basehor City Council will review each application on an individual basis to insure that it meets the criteria and eligibility standards set forth in this plan and will treat each applicant equally with respect to approval or denial of his/her application without discrimination because of race, creed, color, religion, sex, age, national origin, or political affiliation.

MAXIMUM AMOUNT AND YEARS OF ELIGIBILITY OF PROPERTY FOR REBATE OF PROPERTY TAX INCREMENTS

Residential Properties: A 95% tax rebate shall be in effect each year for five years for normal rehabilitation, alteration, additions or new construction. Property improvements which increase total property appraised value, upon and after successful application, shall be deemed eligible for rebate of the ad valorem taxes generated by the incremental value added to the property tax improvements. The rebate shall be calculated by subtracting the "before" assessed value as determined by the County appraiser from the assessed value ascribed by the appraiser after the improvements are completed. The difference shall be multiplied by the mill levy which will establish the amount of the rebate. Five percent (5%) of the tax rebate or $10.00 (whichever is greater) will be retained by the County Treasurer for administrative handling.

Commercial Properties: A 50% tax rebate shall be in effect each year for five years for normal rehabilitation, alteration, additions or new construction. Property improvements which increase total property appraised value, upon and after successful application, shall be deemed eligible for rebate of the ad valorem taxes generated by the incremental value added to the property tax improvements. The rebate shall be calculated by subtracting the "before" assessed value as determined by the County appraiser from the assessed value ascribed by the appraiser after the improvements are completed. The difference shall be multiplied by the mill levy which will establish the amount of the rebate. Five percent (5%) of the tax rebate or $10.00 (whichever is greater) will be retained by the County Treasurer for administrative handling.

Industrial Properties: A 50% tax rebate shall be in effect each year for ten years for normal rehabilitation, alteration, additions or new construction. Property improvements which increase total property appraised value, upon and after successful application, shall be deemed eligible for rebate of the ad valorem taxes generated by the incremental value added to the property tax improvements. The rebate shall be calculated by subtracting the "before" assessed value as determined by the County appraiser from the assessed value ascribed by the appraiser after the improvements are completed. The difference shall be multiplied by the mill levy which will establish the amount of the rebate. Five percent (5%) of the tax rebate or $10.00 (whichever is greater) will be retained by the County Treasurer for administrative handling.

EFFECTIVE DATES OF PLAN

This Plan shall be effective upon the adoption of this Plan by Resolution of the City Council of the City of Basehor. This Plan and the Neighborhood Revitalization Area shall expire after five years from the date of adoption unless extended by resolution of the city council prior to its expiration. From time to time, this policy may be adjusted as deemed necessary by the Basehor City Council. Such adjustments will be made following public hearing pursuant to K.S.A. 12-17,118.

MISCELLANEOUS PROVISIONS

The Property Owner is responsible for contacting the county appraiser upon completion of improvements as described in the application for the rebate.

A property owner who plans to improve his/her property in phases may submit a new application for each new phase of improvement provided each phase has a discernible "finish point".

Rebates may be transferred with title to new owners upon notice to the City of Basehor and to the County Appraiser, but shall not be extended beyond the five year period. No additional notice or application is required during the five year rebate period following completion of improvements.

Rebates shall be revoked upon a property owner's failure to pay the current or any previous tax bill or other assessments associated with the property.

Rebates shall be revoked if the property owner refuses to comply with other City property maintenance codes intended to improve neighborhood appearance and the quality of life in Basehor.

If this Plan is repealed or the rebate criteria is changed, any approved applications shall be eligible for rebates for the remaining term of the rebate originally provided in the Plan.

Exhibit "B"

Tract A

Beginning at the southwest corner of section 2, township 11 south, range 22 east of the 6th p.m., being the southeast corner of section 3 in township 11 south, range 22 east in Leavenworth county, Kansas; thence along the east line of the southeast quarter of said section 3, northerly to the northeast corner of the southeast quarter of the southeast quarter of said section 3; thence s.88°07'37"w. (being an assumed bearing along the south line of the northeast quarter of the southeast quarter) along the south line of the northeast quarter of the southeast quarter, 1060.00 feet thence n.01°43'19"w. 608.84 feet; thence in a northwesterly direction along a curve to the right with an initial tangent bearing of n.68°14'19"w., a radius of 773.02 feet and length of 592.10 feet; thence n.24°21'10"w. 112.12 feet; thence along a curve to the right with an initial tangent bearing of s.74°16'27"w., a radius of 200.00 feet and length of 602.09 feet; thence n.01°29'04"w. 325.73 feet; thence n.90°00'00"w. 495.24 feet; thence n.00°12'34w. 171.71 feet; thence n.21°02'18"w. 338.14 feet; thence n.68°57'42"e. 20.50 feet; thence along a curve to the right with a radius of 530.00 feet and length of 109.23 feet; thence n.09°13'48"w. 306.01 feet; thence n.87°59'58"e. 450.00 feet; thence n.02°00'02"w. 500.00 feet to a point on the north line of said section 3, said point being 1705.19 feet s.87°59'58" w. Of the northeast corner of said section 3; thence along the north line of said section 3 and the south line of section 34, township 10 south, range 22 east, east to the south quarter corner of said section 34; thence along the west line of the southeast quarter of said section 34 and the west line of the northeast quarter of said section 34, n.0°09'00"e. (being an assumed bearing) 5290.97 feet to the north quarter corner of said section 34 being the south quarter corner of section 27, township 10 south, range 22 east; Thence west 391.0 feet; thence north 1320 to a point on the north line of the southeast quarter of the southwest quarter of said section 27; thence east 391.0 feet to the northwest corner of the southwest 1/4 of the southeast 1/4 of section 27; thence east along the north line of the southwest 1/4 of the southeast quarter of said section 27, 1327.26' to the northeast corner of the southwest quarter of the southeast quarter of said section 27, thence north 1322.90' along the west line of the northeast quarter of the southeast quarter of said section 27; thence east 937.22' along the north line of the southeast quarter of said section 27, to the southwest corner of Pouppirt subdivision; thence north 870.00' along the west line of Pouppirt subdivision to the north line of Meyer drive; thence east along the north line of Meyer drive 350.00' to the west line of 155th street; thence north along the west line of 155th street 116.60' to a point; thence east 1350.00' to a point, thence south 990.00' to the southeast corner of the southwest quarter of the northwest quarter of section 26, township 10, range 22; thence west 660.00' to a point; thence south 660.00' to a point; thence east 1980.00' to a point on the east line of the southwest quarter of section 26, township 10, range 22; thence south along the east line of the southwest quarter of said section 26 to the south quarter corner of said section 26, being the north quarter corner of section 35, township 10 south, range 22 east; thence along the east line of the northwest quarter of said section 35 s.0°26'w. 705.17 feet, to the centerline of the abandoned kansas city and northwestern

railroad; thence along the centerline of the said abandoned railroad, westerly to the southeast corner of lot 5 in e and m subdivision; thence continuing along the centerline of the said abandoned railroad, southwesterly on a curve to the left, with a radius of 1889.10' an arc distance 1030.36' to the southwest corner of lot 1, e & m subdivision, said point being on the centerline of the now abandoned kansas city northwestern railroad; thence southwesterly along said centerline 95.52' to a point; thence south 81.95' to the south right of way line of said abandoned railroad; thence southwesterly along said abandoned railroad right of way 375.00' more or less to a point; said point being 390.00' more or less, east of the west line of section 35, township 10, range 22; thence south parallel to the west section line to the northwest corner of lot 1 in block 2, Rickle's subdivision number one; thence east 3570.00' more or less; thence south to the center point of the southeast quarter of section 35, township 10, range 22; thence east 1320.00' to the eastern boundary of said quarter section being the west line of the southwest quarter of section 36, township 10 south, range 22 east; thence along the west line of the southwest quarter of said section 36, north (being an assumed bearing) to a point 1398.54 feet north of the southwest corner of said section 36; thence s.89°46'40"e. 1376.70 feet; thence south 858.18 feet; thence n.89°20'30"e. 1357.48 feet thence s.25°46'28"w. 574.53 feet to a point on the south line of the southwest quarter of said section 36 and the north line of section 1, township 11 south, range 22 east; thence east to the eastern boundary of section 1, township 11, range 22; thence south to the southeast corner of the southeast quarter of section 1, township 11, range 22; thence west along the south line of sections 1 and 2 to the point of beginning.

Except the following described tract located in section 3, township 11 south, range 22 east more particularly described as follows:

Commencing at the northeast corner of said section 3; thence along the east line of said section 3 s.0°08'28"e. (being an assumed bearing) 1858.28 feet to the point beginning, being the east quarter corner of said section 3; thence s.88°59'57"w. 435.94 feet; thence s.0°21'22"e. 299.76 feet; thence n.88°57'51"e. 436.11 feet a point on the east line of the southeast quarter of said section 3; thence along the east line of the southeast quarter of said section 3 n.0°21'22"w. to the point of beginning.

Tract B
Commencing at northeast corner of the northeast one-quarter of said section 24; thence north 89°57'20" west on the north line of said northeast one-quarter a distance of 423.91 feet to the point of beginning; thence south 11°03'04" west a distance of 307.67 feet to a point; thence south 27°24'24" west a distance of 1157.62 feet to a point; thence south 36°32'01" east a distance of 519.21 feet to a point of curvature; thence northeasterly on a curve to the right having a radius of 500.00 feet, an initial tangent bearing of north 68°07'08" east, a central angle of 03°30'52" and an arc length of 30.67 feet to a point of compound curvature; thence easterly on a curve to the right having a radius of 1990.79 feet, a central angle of 08°10'04" and an arc length of 283.80 feet to a point; thence south 11°03'44" east a distance of 1.00 foot to a point of curvature; thence easterly on a curve to the right having a radius of 1989.79 feet, an initial tangent bearing of north 79°48'06"

east, a central angle of 10°59'51" and an arc length of 381.93 feet to a point on the east line of the above-described northeast one-quarter; thence south 00°47'57" west on the said east line a distance of 100.00 feet to a point of curvature; thence westerly on a curve to the left having a radius of 1889.79 feet, an initial tangent bearing of north 89°12'03" west, a central angle of 10°57'07" and an arc length of 361.23 feet to a point; thence south 11°03'44" east a distance of 1.00 foot to a point of curvature; thence westerly on a curve to the left having a radius of 1888.79 feet, an initial tangent bearing of south 79°50'52" west, a central angle of 06°49'32" and an arc length of 225.01 feet to a point of reverse curvature; thence southwesterly on a curve to the right having a radius of 500.00 feet, a central angle of 07°40'38" and an arc length of 67.00 feet to a point; thence south 07°58'50" west a distance of 942.75 feet to a point; thence south 24°32'15" east a distance of 680.69 feet to a point; thence south 10°47'32" west a distance of 1865.43 feet to a point on a curve; thence easterly on a curve to the right having a radius of 684.68 feet, an initial tangent bearing of south 83°52'37" east, a central angle of 06°31'44" and an arc length of 78.02 feet to a point of reverse curvature; thence easterly on a curve to the left having a radius of 1091.77 feet, a central angle of 07°39'33" and an arc length of 145.95 feet to a point; thence south 89°45'12" east a distance of 570.43 feet to a point on the east line of the southeast one quarter of said section 24; thence south 00°47'57" west on the said east line a distance of 50.00 feet to the southeast corner of the said southeast one-quarter; thence north 89°44'10" west on the south line of the said southeast one-quarter a distance of 2656.29 feet to the southeast corner of the southwest one-quarter of said section 24; thence north 89°52'27" west on the south line of said southwest one-quarter a distance of 2653.40 feet to the southwest corner thereof; thence north 00°57'49" east on the west line of the said southwest one-quarter a distance of 2645.86 feet to the southwest corner of the northwest one-quarter of said section 24; thence north 00°56'54" east on the west line of the said northwest one-quarter a distance of 2645.78 feet to the northwest corner thereof; thence south 90°00'00" east (assumed bearing for basis of this survey) on the north line of the said northwest one-quarter a distance of 2638.87 feet to the northwest corner of the northeast one-quarter of said section 24; thence south 89°57'20" east on the north line of the said northeast one-quarter a distance of 687.14 feet to a point; thence south 00°49'15" west a distance of 180.34 feet to a point; thence south 08°43'04" west a distance of 381.23 feet to a point; thence south 78°32'39" east a distance of 697.41 feet to a point; thence north 32°50'05" east a distance of 247.42 feet to a point; thence north 01°20'50" east a distance of 150.56 feet to a point; thence north 28°07'02" east a distance of 145.86 feet to a point; thence north 04°41'41" east a distance of 208.65 feet to a point on the said north line of the northeast one-quarter; thence south 89°57'20" east on the said north line a distance of 698.82 feet to the point of beginning.

AND

A tract of land located in the Northwest Quarter of Section 11, Township 11 South, Range 22 East of the 6th P.M. Leavenworth County, Kansas .Described as follows: Commencing at the Northeast corner of said Northwest Quarter. Thence South 1o39'53" East along the East line of said Northwest Quarter 396.70 feet to the True Point of

Beginning: Thence South 1o39'53" East along the East line of said Northwest Quarter 2266.79 feet to the Southeast corner of said Northwest Quarter. Thence South 88o55'57" West along the South line of said Northwest Quarter 1324.03 feet to a point North 88o55'57" East 1323.00 feet from the Southwest corner of said Northwest Quarter; thence North 1o57'17" West parallel to the West line of said Northwest Quarter 1450.00 feet; thence South 88o55'57" West parallel to the South line of said Northwest Quarter 283.00 feet; thence North 1o57'17" West parallel to the West line of said Northwest Quarter 438.00 feet; thence South 88o55'57" West parallel to the south line of said Northwest Quarter 1010.00 feet to a point 30.00 feet East of the West line of said Northwest Quarter; thence North 1o57'17" West parallel to the West line of said Northwest Quarter 457.03 feet to a point on the Southerly right-of-way of U.S. Highway 24-40; thence following said Southerly right-of-way the following courses: North 88o02'43" East 20.80 feet; thence North 43o22'46" East 267.17 feet; thence North 88o33'25" East 1744.82 feet; thence south 126'35" East 285.00 feet; thence North 88o33'25' East 675.20 feet to the POINT OF BEGINNING. Containing 95.050 acres.

DESCRIPTION TRACT 2:

A tract of land located in the Northwest Quarter of Section 11, Township 11 South, Range 22 East of the 6th P.M. Leavenworth County. Kansas, Described as follows: Commencing at the Northeast corner of said Northwest Quarter. Thence South 1o39'53" East along the East line of said Northwest Quarter 126.70 feet to the True Point of Beginning; thence South 1o39'53" East along the East line of said Northwest Quarter 190.00 feet; thence South 88o33'25" West 574.89 feet; thence North 1o26'35" West 190.00 feet; thence North 88o33'25" East 574.15 feet to the POINT OF BEGINNING. Containing 2.506 acres. And subject to any easement of record.

AND

Commencing at the Northeast corner of the northeast Quarter of section 3, Township 11 South Range 22 East of the 6th Principal Meridian: Thence South 87o59'58" West , On an assumed bearing along the North line of said section 3, A distance of 1630.28 feet to the city limits of the city of Basehor, As it now exists, Thence South 01o29"04" East , Along said city limits line, A distance of 40.00 feet to the point of beginning and Southerly right of way of Parallel Road, As now exists; Thence south 01o29'04" East, Continuing along said city limits line, A distance of 1303.65 feet; Thence North 90o00'00" West, Departing said existing city limits. A distance of 495.24 feet; Thence North 00o12'34" West a distance of 171.71 feet; Thence North 21o 02'18" West a distance of 338.14 feet; Thence North 68o57'42" East, A distance of 20.50 feet to a point of curvature; Thence Easterly along a curve to the right, said curve having a radius of 530.00 feet, an included angle of 11o48'30" and length of 109.23 feet; thence North 09o13'48' West a distance of 306.01 feet' Thence North 87o59'58" East, A distance of 450.00 feet; thence North 02o00'02" West, A distance of 500.00 feet, to the Southerly right of way of parallel road, as now exists; Thence North 87o59'58" East , Along said right of way, A distance of 74.55 feet to the POINT OF BEGINNING AND CONTAINING 466.474.09 square feet or 10.7088 acres, more or less

AND

Block 1

A tract of land lying in the Northeast One-Quarter of Section 24, Township 10 South , Range 22 East , Leavenworth County, Kansas, said tract more particularly described as follows:

Commencing at the Northwest corner of the said Northeast One-Quarter; thence South 89 57'20' East along the North line of said Northeast One-Quarter , a distance of 687.14 feet to the TRUE POINT OF BEGINNIG; thence continuing South 89 57'20" East along said North line a distance of 846.66 feet to the point; thence South 04 41'41" West a distance of 208.65 feet to a point; thence South 28 07'02" West a distance of 145.86 feet to a point; thence South 01 20'50" West a distance of 150.56 feet to a point; thence South 32 50'05" West a distance of 247.42 feet to a point; thence North 78 32'39" West a distance of 697.41 feet to a point; thence North 08 43'04" East a distance of381.23 feet to a point ; thence North 00 49'15" East a distance of 180.34 to a point; said point also being the POINT OF BEGINNING , and containing 11.66 acres more or less.

Block 7 and 8

A tract of land lying in the Northeast One-Quarter and Southeast One- Quarter of Section 24, Township 10 South, Range 22 East, Leavenworth County, Kansas , said tract more particulary described as follows;

Beginning at the Northeast corner of Section 24, Township 10 South , Range 22 East, Leavenworth County, Kansas; thence South 00 47'57" West along the East line of said Northeast One-Quarter a distance of 1735.90 feet to a point, said point being the POINT OF BEGINNING, Thence South 00 47'57" West along the said East line of the Northeast One-Quarter and Southeast One-Quarter of said Section 24 a distance of 3571.51 feet to Southeast corner of said Southeast One-Quarter; thence North 89 44'10" West on the South line of said Southeast One-Quarter a distance of 806.76 feet to a point; thence North 10 47'32" East a distance of 1950.76 feet to a point ; thence North 24 323'15" West a distance of 680.69 feet to a point; thence North 07 58'50" East a distance of 926.31 feet; thence North 69 23'16' East a distance of 144.00 feet to a point of curvature; thence along a curve to the right having a radius of 1888.79 feet, a central angle of 04 42'07" , a chord bearing of North 77 29'47" East , and a length of 155.00 feet to a point; thence North 10 09'10" West a distance of 1.00 feet to a point of curvature; thence along a curve to the right having a radius of 1889.79 feet, a central angle of 10 57'07", a chord bearing of North 85 19'24" East and a length of 361.23 feet to a point; said point being the POINT OF BEGINNING, and containing 52.7699 acres, more or less except that part taken for Highway purposes.

AND

A tract of land in the Northeast Quarter of Section 11, and the Northwest Quarter of Section 12, Township 11 South, Range 22 East of the 6th P.M., in Leavenworth County, Kansas more particularly described as follows: Commencing at the Northeast corner of the Northwest Quarter of said Section 12; thence on an assumed bearing of South 01°34'51" East along the East line of said Northwest Quarter a distance of 80.78 feet to a point on the South right of way line of US 24-40 Highway as shown on Kansas Department of Transportation Plans 24-52 K-4441-01, said point also being the point of beginning; thence continuing South 01°34'51" East along said East line a distance of 2475.71 feet to the Southeast corner of said Northwest Quarter; thence South 88°31'40" West along the South line of said Northwest Quarter a distance of 1321.85 feet to the Southwest corner of East Half of said Northwest Quarter; thence North 01°36'24" West along the West line of said East Half a distance of 1994.73 feet; thence South 88°32'00" West (described and measured) a distance of 1322.76 feet (measured) 1321.91 feet (described), to a point on the East line of the Northeast Quarter of said Section 11; thence North 01°37'58" West (measured), North 01°37'32" West (described) along said East line a distance of 77.69 feet (measured and described); thence Northwesterly along a curve to the left having a radius of 190.99 feet and a chord which bears North 32°55'57" West (measured), North 32°13'32" West (described), 198.45 feet, an arc distance of 208.67 feet (measured and described); thence North 64°13'57" West (measured), North 64°13'32" West (described) a distance of 313.39 feet; thence Northwesterly along a curve to the right having a radius of 272.84 feet and a chord which bears North 38°13'00" West, 239.35 feet an arc distance of 247.78 feet to a point on the South right of way line of said US 24-40 Highway; thence North 88°33'07" East along said right of way line a distance of 523.98 feet to a point on the West line of the Northwest Quarter of said Section 12, said point being 79.78 feet South of the Northwest corner of said Northwest Quarter; thence continuing along said right of way line North 88°33'07" East (measured), North 88°34'27" East (described) a distance of 174.72 feet (measured and described); thence continuing along said right of way line South 01°25'28" East a distance of 24.18 feet, (South 01°24'54" East, 23.15 feet described); thence continuing along said right of way line North 88°34'15" East a distance of 242.98 feet, (North 88°35'06" East, 242.95 feet described) thence continuing along said right of way line South 80°13'04" East a distance of 183.51 feet, (South 80°10'24" East, 183.53 feet described); thence continuing along said right of way line North 88°33'07" East (measured), North 88°34'30" East (described) a distance of 1500.01 feet; thence continuing along said right of way line South 80°08'17" East a distance of 203.96 feet; thence continuing along said right of way line North 88°33'07" East a distance of 348.57 feet to the point of beginning.

AND

The West one-half of the East one-half of the Northwest ¼ of Section 10, Township 11 South , Range 22 East of the Sixth P.M., in Leavenworth County , Kansas less that part taken for highway purposes, also described as; Commencing at a point 657.2 feet West of the center of said Section 10 ; thence , North 2566.3 feet; thence, West 658.7 feet to a point; thence, South 2568.2 feet to a point on the half section line; thence, East along the

half section line 657.3 feet to the point of beginning, according to the survey of W.R. Sachse, County Surveyor, dated July 28, 1960 and recorded in Survey Record J at page 188; also the Northwest ¼ of the Northwest ¼ of section 10, Township 11, Range 22 East of the Sixth P.M., in Leavenworth County, Kansas, less that part taken for highway purposes.

Tract 2

All that part of the Southwest ¼ of section 10, township 11 South , Range 22 East , In Leavenworth County, Kansas, being more particularly described as follows: Beginning at the Northeast corner of said Southwest ¼; thence South 00 degree , 15 minutes, 46 seconds East, along the East line of said Southwest ¼ , 2234.31 feet to a point being 420.00 feet North of the Southeast corner of said Southwest ¼; thence South 89 degrees , 40 minutes, 40 seconds West parallel to the South line of said Southwest ¼ , 365.00 feet; thence South 00 degrees, 12 minutes, 22 seconds East. 200.00 feet; thence South 89 degrees, 40 minutes, 40 seconds West parallel to said South line of said Southwest ¼, 175.03 feet; thence South 00 degrees, 19 minutes 20 seconds East, 220.00 feet to a point on said South line of said Southwest ¼, said point being 539.95 feet from said Southeast corner of Southwest ¼; thence South 89 degrees, 40 minutes, 40 seconds West, along said South line of said Southwest ¼, 1098.79 feet; thence North 00 degrees, 00 minutes, 01 seconds West, 110.00 feet; thence North 19 degrees, 59 minutes, 50 seconds West, 204.68 feet; thence South 89 degrees, 59 minutes , 59 seconds West, 229.95 feet to a point on the East line of GINGER CREEK a subdivision of land in Leavenworth County, Kansas; thence North 90 degrees East, continuing along said East line of said GINGER CREEK, 30.00 feet; thence North 00 degrees West North 00 degrees West , along said East line of said GINGER CREEK, 100.00 feet; thence , continuing along said East line of said GINGER CREEK, 200.00 feet ; thence North 11 degrees, 18 minutes, 36 seconds West, continuing along side East line of said GINGER CREEK 101.98 feet; thence North 05 degrees, 42 minutes ,34 seconds West, continuing along said East line of said GINGER CREEK, 100.50 FEET; THENCE North 31 degrees, 43 minutes, 25 seconds West 129.32 feet; thence North 00 degrees West, along said East line of said GINGER CREEK,50.00 feet; thence North 90 degrees West, continuing along said East line of said GINGER CREEK, 82.00 feet; thence North 00 degrees East , continuing along said East line of said GINGER CREEK, 20.00 feet; thence North 90 degrees West, continuing along said East line of said GINGER CREEK, 10.00 feet; thence North 00 degrees, 00 minutes, 08 seconds East, continuing along said East line of said GINGER CREEK, 209.73 feet to the Northeast corner of said GINGER CREEK; thence South 90 degrees West, along the North line of said GINGER CREEK, 360.00 feet; thence South 84 degrees, 51 minutes, 34 seconds West, continuing along said North line of said GINGER CREEK, 172.37 feet to the Northwest corner of said GINGER CREEK, said corner being on the West line of said Southwest ¼ ; thence North 00 degrees, 03 minutes, 04 seconds West, along said West line of said Southwest ¼ , 982.56 feet; thence North 89 degrees, 54 minutes, 30 seconds East , parallel to the North line of said Southwest ¼ , 500.00 feet ; thence North 00 degrees, 03 minutes, 04 seconds West, parallel to said West line of said Southwest ¼, 499.85 feet to a point on said North line of said Southwest ¼; thence North 89 degrees, 54 minutes, 30 seconds East, along said North line of said Southwest ¼, 2119.54 feet to the Point of Beginning.

Containing 5,663,944 square feet or 130.026 acres, more or less, subject to that part in public road right-of-way.

AND

Beginning at the Northeast corner of Section 24, Township 10 south, Range 22 East, Leavenworth County, Kansas; thence South 00 47'57" West, along the East line of said Section 24, a distance of 1,735.90 feet to a point, said point being the point of beginning ; thence South 00 47' 57" West, along the said East line distance of 3,521.51 feet to a point; thence along a curve to the right having a radius of 1,091.77 feet, a central angle of 07 39' 33", a chord bearing of North 81 10' 40" West, and a length of 145.95 feet to a point of curvature ; thence along a curve to the left having a radius of 684.68 feet, a central angle of 06 31'44" , a chord bearing of 80 36'46" East, a distance of 1,865.43 feet to a point; thence North 24 32'15" West, a distance of 942.75 feet to a point of curvature; thence along a curve to the left having a radius of 500.00 feet, a central angle of 07 40' 38" , an initial tangent bearing of North 80 41' 58" East , and a length of 225.01 feet to a point; thence North 11 03'44" West, a distance of 1.00 feet to a point of curvature ; thence along a curve to the right having a radius of 1,889.79 feet, a central angle of 10 57' 07", a chord bearing of North 85 19' 24" East , and a length of 361.23 feet to a point , said point being the Point of Beginning, and containing 51.7853 acres , more or less except that part taken for Highway purposes.

Beginning at the Northeast corner of Section 24, Township10 south , Range 22 East, Leavenworth County, Kansas; also known as the Point of Beginning; thence South 00 47'57" West, along the East line of said section 24, a distance of 1,635.90 feet to a point of curvature, thence along a curve to the left having a radius of 1,989.79 feet , a central angle of 10 59'51" , an initial tangent bearing of North 89 12'03" West and a length of 381.93 feet to a point; thence North 11 03'44" West , a distance of 1.00 feet to a point of curvature, thence along a curve to the left having a radius of 1,990,79 feet , a central angle of 08 10'04", a chord bearing of South 75 43' 02" West , and a length of 283.79 feet to a point of curvature ; thence along a curve to the left having a radius of 500.00 feet, a central angle of 03 30'54" , a chord bearing of South 69 52' 33" West and a length of 30.67 feet to a point ; thence north 36 32' 01" West, a distance of 519.21 feet to a point ; thence North 27 24'24" East, a distance of 1,157.62 feet to a point; thence North 11 03'04" East, a distance of 307.67 feet to a point along the North line ; thence South 89 57'20" East, a distance423.91 feet to a point; said point being the Point of Beginning and containing 27.3857 acres, more or less except that part taken for Highway purposes.

AND
The North half of the Northeast Quarter of Section 9 , township 11 South , Range 22 East of the 6th P.M., excepting any part taken or used for road, Leavenworth County., Kansas.

AND

The North ½ of the South ½ of the Northeast of Section 9, township 11 , Range 22 less any part thereof taken or used for road purposes , in Leavenworth County, Kansas.

AND

The South 330 feet of the Southwest Quarter of the Northwest Quarter of Section 10, Township 11 South , Range 22 East of the 6th P.M , excluding any part taken of used for public road, Leavenworth County, Kansas.

AND

The Southwest Quarter of the Northwest Quarter of Section 10, Township 11 South, Range 22 East of the 6th P.M. , excluding the South 330 feet and any part taken or used for public road, Leavenworth County, Kansas.

AND

A tract of land in the Northwest and Northeast Quarters of Section 26, Township 10 South , Range 22 East of the sixth principal Meridian, in Leavenworth County, Kansas, described as follows:

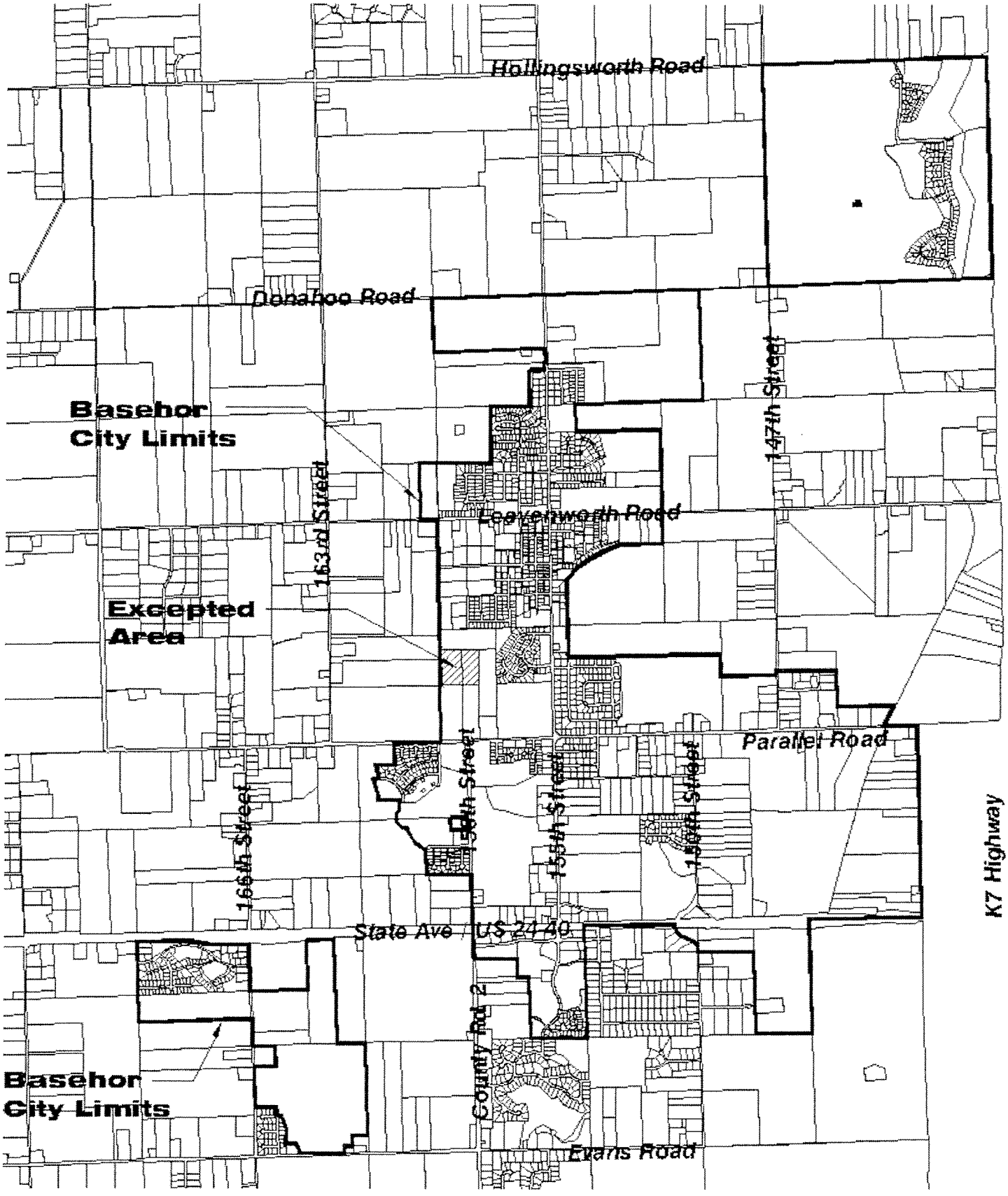
Beginning at the Northwest corner of said Northwest Quarter Section; Thence North 87 56'24" East, along the North Line of said Northwest Quarter Section ,2654.24 feet to the Northeast corner thereof, said point being the Northwest corner of said Northeast Quarter section; thence North 87 56' 36" East, Along the North line of said Northeast Quarter Section , 994.27 feet; thence South 01 33" 45" East , 2648.89 feet to the South line of said Northeast Quarter section, 997.05 feet to the Southwest corner thereof, said point being the Southeast corner of said Northwest Quarter Section: thence South 87 54' 06" West, along the South line of said Northwest Quarter section 1328.52 feet, thence North 01 37'23" West , 985.03 feet; thence; South 87 58'10" West, 1320.00 feet to the West line of said quarter section, thence North 01 37'30" West, along said West line, 1664.59 feet to the point of beginning . Contains 191.985 acres, more or less.

AND

The north one-half of the northeast quarter of Section 27, Township 10 South, Range 22 East of the Sixth Principal Meridian, in Leavenworth County, Kansas. Contains 80 acres, more or less.

EXCEPTING the tract of land known as the wastewater treatment facility.

Exhibit 'C'
Neighborhood Revitalization Plan



AMENDMENTS TO NEIGHBORHOOD REVITALIZATION PLAN

May 23, 2005

BUSINESS ITEM "I"

After filing Resolution 2004-05 and attachments with the County of Leavenworth, I received a call from the county appraiser noting the date provided in the "exception" adopted by the city council March 2004 was incorrect. She asked that the date of February 1, 2004 be changed to December 31, 2004. Attachment "A" will read as follows if approved:

PROCEDURE FOR SUBMISSION OF AN APPLICATION FOR REBATE OF PROPERTY TAX INCREMENTS

An Application for Rebate of Property Tax Increment may be obtained from the Basehor City Clerk, Basehor City Hall, 2620 North 155th Street, Basehor, Kansas 66007. The property owner must apply for the rebate prior to starting any improvements and within 60 calendar days of receipt of a building permit for the improvement. Following submission of a completed application form, a copy of the building permit, a copy of the paid tax statement for the most recent tax year and an estimate of value of the improvements to be made, the City Council will review and reject or approve the application. Rejection shall be for the following reasons: incomplete application, ineligible property, unpaid real or personal property taxes, or the property is not located in the approved Revitalization district. Rejected applications shall be returned to the property owner. Upon approval, the application shall be certified by the City Council and transmitted to the City Clerk, the County Clerk and the County Appraiser. The County Appraiser shall establish the "before" improvement value. The application shall be transmitted to the County Treasurer for computer notation that the property is subject to the rebate. The first year following completion of the project the County appraiser shall value the improvements to the property and certify the value to the County Treasurer. When property taxes are due, the property owner shall pay the entire tax bill. The County Treasurer shall then cause the rebate to be calculated and forwarded to the property owner at the appropriate time. Exceptions: Projects which will take more than one tax cycle may not be reappraised [for the purpose of neighborhood revitalization] until completion of all major work components: The City Council reserves the right to negotiate a lesser percentage rebate on projects where other tax incentives are applied. Neighborhood Revitalization shall not be combined with any Tax Increment Financing bond issuance.

GENERAL PROVISIONS APPLICABLE TO ALL REBATE APPLICATIONS ON ELIGIBLE PROPERTY

Property owners may appeal to the city council and the city council may approve an application for rebate after the deadline, but not later than when the substantially completed improvements are first assessed by the County Appraiser. Notwithstanding the foregoing if the city council finds that there was excusable neglect in the submission of an application for rebate, the council may allow for the submission of an application for rebate, provided that the substantial completion of the improvements occurred subsequent to December 31, 2003 and prior to December 31, 2004, and the subject property was otherwise eligible for participation in the city Neighborhood Revitalization Plan. (The attached is a final copy with the revision as previously stated with the assumption the council would approve as requested.)