

CITY OF CHAPMAN
NEIGHBORHOOD REVITALIZATION PLAN
NOVEMBER, 2012

PART 1:
LEGAL DESCRIPTION OF NEIGHBORHOOD REVITALIZATION AREA

Exhibit "A" is a map depicting the proposed neighborhood revitalization area (NRA) the area includes the existing industrial park located north of Irish Drive and immediately west of Highway 206 to the present city limits of Chapman. The Central Business District (B-S)(Red) from 116 W. 4th Street to 138 W. 4th Street. The north side of the 100 block of Esat 4th Street. 401 N. Marshall to 445 N. Marshall. The post office at 102 E. 5th Street, 222 S. Marshall and 102 W. 3rd Street. The Highway District (B-3) Blue at 202 E. 4th Street. 910 Marshall, 920 Marshall and 1006 Marshall. Exhibit "B" provides a full legal description of the entire revitalization area. Also the (Chapman Commercial Addition).

Table 1: Property Assessed Value						
	Lot Value		Improvement Value		Total Valuation	
Area	Total	Average	Total	Average	Total	Average
Industrial Park	\$219,330.00	\$54,832.50	\$403,480.00	\$100,870.00	\$622,810.00	\$155,702.50
Central Business District	\$160,510.00	\$3,343.96	\$1,586,860.00	\$33,059.58	\$1,747,370.00	\$36,403.54
Highway Business District	\$247,890.00	\$19,068.46	\$907,900.00	\$69,858.46	\$1,155,790.00	\$88,906.92
Chapman Commercial Addition	\$150,000.00	\$150,000.00	0	0	\$150,000.00	\$150,000.00
Total	\$777,730.00	\$11,783.79	\$2,898,240.00	\$43,912.73	\$3,675,970.00	\$55,696.52
Source:	Dickinson County Appraisers Office Community Development Department October 2012					

PART 2:
EXISTING ASSESSED VALUATIONS OF LAND AND BUILDINGS WITHIN AREA

Table 1 provides an overview of the property values in the city and the existing neighborhood revitalization area. The total valuation of the NRA is approximately

\$3,675,970.00 or \$55,696.52 dollars per parcel. These figures include commercial, industrial, residential and vacant land. The Chapman Industrial Park is presently zoned light industrial but a portion of the Chapman Light Industrial Park is primarily vacant lots and is within the flood plain. Therefore development within the industrial park area designated as NRA will require significant fill for industrial and/or commercial development to allow the land to be used for commercial and/or industrial development.

The Central Business District is zoned commercial. Portions of the Central Business District is in need of renovation based upon the age of the District.

The Highway Business District is zoned commercial and consists of vacant lots and/or structurally suitable for renovation.

The Chapman Commercial Addition property was recently annexed by the City of Chapman and consists of agricultural farm ground and is vacant to be rezoned as commercial.

PART 3:

NAMES AND ADDRESSES OF THE OWNERS OF RECORD WITHIN AREA

The names and addresses of the owners of record of real estate within the area are listed in Exhibit "C" and is on file in the office of the City Clerk.

PART 4:

EXISTING ZONING CLASSIFICATIONS, EXISTING AND FUTURE LAND USE WITHIN AREA

A zoning classification map of the area is attached as Exhibit "D". An existing land use map is attached as Exhibit "E" and the adopted future use map as Exhibit "F".

PART 5:

PROPOSALS FOR IMPROVING OR EXPANDING MUNICIPAL SERVICES WITHIN AREA

The City's long term capital improvement program and/or annual budget identify the following public improvement projects to be performed within the NRA.

Street improvements:

- * The City has already improved Irish Drive extending west from State Highway 206 to Nicholson Road.
- * The City has developed streets, curb and gutter, storm drainage improvements for the area immediately south and west of the industrial park. Further street improvements dependant upon development within NRA.
- * The real estate located east of highway 206 is to be platted and thereafter developed as commercial property.

Utilities

- * Utility line maintenance and replacement, as needed;
- * Storm sewer maintenance;
- * Manhole rehabilitation;
- * Restructuring of sewer easement and utility easement to anticipate growth and development within NRA as well as possible future annexation.

Neighborhood improvements:

- * Development of flood plain land including construction of commercial property and/or structures consistent with permitted industrial park development, and business and commercial district development within the NRA.
- * Sidewalk development/replacement program;
- * Code enforcement
- * Commercial development within the real estate recently purchased by the City.
- * Commercial development with the real estate business district.

PART 6

PROPERTY WITHIN THE NEIGHBORHOOD REVITALIZATION AREA ELIGIBLE FOR PROGRAM TAX REBATE

Residential Property:

It is not contemplated that residential development projects will be developed within the NRA. It is zoned light industrial and commercial business districts and therefore designated for commercial and light industrial development. Other real estate owned by the City located east of Highway 206 will be developed as commercial property.

Commercial and Industrial Property:

The following commercial and industrial projects are eligible for program tax rebates provided the project lies within the NRA and are allowed under the zoning ordinance:

1. Rehabilitation, alterations and additions to any existing commercial or industrial property; and
2. Construction of new commercial or industrial structures; provided they are not used for public utility or railroad purposes.

PART 7

CRITERIA FOR DETERMINATION OF PROGRAM ELIGIBILITY

1. Construction of an improvement must have been commenced on or after the 14th

day of November, 2012, which is the date the neighborhood revitalization program was adopted in the City of Chapman and must be evident by the issuance of a city building permit.

2. An application for a tax rebate must be filed with the City within in sixty (60) days of the issuance of a building permit for the subject improvement.
3. The minimum investment in a commercial improvement shall be \$100,000.00 for any vacant lot to be qualified under this program and \$25,000.00 for any existing commercial and residential property to be qualified under this program.
4. The minimum increase and assessed valuation upon completion of the subject improvement shall be not less than 5% for commercial, residential and industrial uses, as determined by the Dickinson County Appraiser.
5. The construction of a new or the addition to an existing structure shall be eligible if the construction occurs on a tract or portion of a tract which was otherwise vacant at the time of the adoption of the NRA plan by the City of Chapman or otherwise meets the minimum investment amount and the minimum increase and assessed valuation amount upon completion of the subject improvement requirement as set forth herein.
6. Property for which any existing taxes or assessments are delinquent shall not be eligible for participation in the program.

PART 8

CONTENTS OF AN APPLICATION FOR PROGRAM PARTICIPATION

The tax rebate application is attached and marked as Exhibit "G".

PART 9

PROCEDURE FOR SUBMISSION OF AN APPLICATION

1. The applicant shall obtain a tax rebate application from the City of Chapman when obtaining a building permit application for the subject improvement.
2. The applicant shall complete and execute Part 1 of the application and file the application with the City Clerk for the City of Chapman within sixty (60) days of issuance of a building permit for the subject improvements.
3. The City Clerk shall forward the application to the Dickinson County Appraiser for determination of the value of the existing improvements prior to new construction.

4. The City of Chapman shall return the application to the applicant. The applicant shall certify on the application the status of the project as of January 1st following the start of construction by completing and executing Part 2 of the application. The applicant shall file the application with the County Appraiser on or before December 1st preceding the year of the commencement of the applicable tax rebate.
5. The County Appraiser shall on January 1st of the year of the commencement of the tax rebate conduct an inspection of the project to determine the value of new construction and shall report the new valuation to the County Clerk by June 1st. The tax records on the subject tract shall be revised by the County Clerk.
6. Upon determination by the County Appraiser that the improvements meet program criteria for rebate, the Governing Body of the City of Chapman shall determine whether the project meets other criteria for a tax rebate and shall notify the applicant of the rebate percentage each year.
7. Upon payment of the property tax for the subject tract for the initial and each subsequent year through the rebate period, a tax rebate shall be made by the City, County and USD 473 for each entities apportioned share to the applicant. The rebate shall be made within thirty (30) days following the payment of taxes by the applicant and submittal to the City of a receipt for said payment. The rebate shall be made from the neighborhood revitalization funds of each participating public taxing entity.

PART 10:
STANDARDS AND CRITERIA TO DETERMINE PROGRAM ELIGIBILITY

1. The property for which a rebate is requested shall conform with all applicable city codes and regulations at the time of application and shall remain in conformance for the duration of the rebate period or the rebate may be terminated by the City.
2. Any property on which delinquent taxes or other assessments exist shall not be eligible for a rebate until at such time as those taxes or assessments are paid.
3. Upon establishment of the increase in assessed valuation resulting from the subject improvement, the approved rebate percentage shall be applicable to any future change in assessed value or mill levy during the period of rebate.
4. The Governing Body of the City of Chapman or its designee shall have the authority to determine the eligibility of the applicant. Within thirty (30) days, a written appeal of that determination may be submitted by the applicant to the city commission for final determination.

PART 11:
TERMS OF REBATE ELIGIBILITY

Table 1: Terms and Percentage of Rebate Allowed:

Years 1 - 10 100%

PART 12:
PROGRAM PERIOD

Applications for participation in the Neighborhood Revitalization Program will be accepted by the City of Chapman until December 31, 2017, at which time the program will expire, unless reauthorized by the city commission. A report outlining program participation shall be submitted annually by December 31st to the city commission. Any application approved for tax rebate approved by the City prior to December 31, 2017 shall remain eligible to receive the rebate for the number of years specified in its approval.