

**The Martin City Community Improvement District
Land Clearance Redevelopment Corporation
(Economic Development Corporation of Kansas City)
Urban Renewal Area for Martin City**

FREQUENTLY ASKED QUESTIONS

1.) What is an Urban Renewal Plan? Urban renewal plans are redevelopment plans whereby certain areas of the city have been identified and declared eligible for consideration of tax abatement by the Land Clearance for Redevelopment Authority (LCRA) and the City Council of Kansas City, Missouri. These plans are designed to encourage investment and assist in the removal of blight and blighting conditions. .

2.) What are the benefits of Urban Renewal Plan Areas? The LCRA has the authority to issue real estate tax abatement to developers or individuals engaged in new construction or rehabilitation of an approved real estate development project.

3.) What types of projects are eligible for tax abatement? The Martin City Urban Renewal Plan can provide real property tax abatement for both residential and commercial property.

4.) How much tax abatement is available and for how long? The assessed value of the property prior to constructing the improvement is frozen for a period of 10 years. 100% tax abatement is available **on the increased valuation of the property** only. Taxes are still assessed on the initial assessed value of the property prior to constructing the improvement.

5.) If my project or neighborhood is in an approved Urban Renewal Plan Area, what is the process for applying for tax abatement?

The application process is as follows:

• **SINGLE FAMILY HOMEOWNER TAX ABATEMENT INFORMATION:**

The rehabilitation of an owner-occupied single-family home within the Martin City Urban Renewal Area could be eligible for consideration of 10 year tax abatement. The tax abatement would be 100% of the increased assessed value resulting from the rehabilitation investment. The homeowner can access Rehabilitation Guidelines at the link below labeled Forms. The application process and forms are available at the links below:

Process: https://www.edckc.com/content/edc_agencies/lcra/homeowners/

Forms: https://www.edckc.com/content/edc_agencies/lcra/forms/

Application Process and Fees:

Applicants must complete a Tax Abatement Application, attach the necessary documents and a check for fees made payable to the LCRA, and submit it to the LCRA, 1100 Walnut, Suite 1700, Kansas City, MO 64105.

LCRA staff will make an appointment with the applicant to visit the property prior to work being done and after the work has been completed.

- \$30 fee if rehab cost is less than \$25,000
- \$130 fee if rehab cost is greater than \$25,000

Minimum Investment Criteria and other Requirements:

A minimum of \$5,000 per residential unit must be invested. An owner occupied single-family house will require the minimum investment of \$5,000 to qualify; an owner occupied duplex will require a minimum investment of \$10,000 (\$5,000 X 2 units).

Exterior Improvement Requirement: At least 25% of the total project cost must be spent on the correction of exterior code violations, if any, and exterior improvements visible from the public right-of-way. The remaining improvements may be interior.

Code Compliance: All rehabilitation or construction work performed must comply with City code.

Contact & Mailing Information for Residential Projects:

Land Clearance for Redevelopment Authority
1100 Walnut, Suite 1700
Kansas City, MO 64106

or

Contact Steve Rinne: srinne@edkc.com (816) 691-2129

- **MULTI-FAMILY & COMMERCIAL PROPERTY TAX ABATEMENT INFORMATION:**

The rehabilitation of a rental duplex or townhouse, multi-family or commercial development project within the Martin City Urban Renewal Area could be eligible for consideration of 10 year tax abatement. The tax abatement would be 100% of the increased assessed value resulting from the rehabilitation investment. The Rehabilitation Guidelines are available at https://www.edckc.com/content/edc_agencies/lcra/forms/

Application Process & Fees:

Rental duplex or townhouse, multi-family, or commercial development projects must meet with the staff of the Economic Development Corporation (EDC) prior to submitting a Redevelopment Project Application or the appropriate fees to the LCRA. Prior to commencing a redevelopment project, the developer will need to contact EDC staff at 691-2116 to discuss the proposed project.

The EDC staff will gather information from the developer to determine:

If the proposed redevelopment project needs tax abatement

Conforms to the urban renewal plan

Meets the design guidelines established under the plan and the designated land use requirements.

Should the preliminary review support the need of tax abatement, the Developer may complete the necessary LCRA application forms, as provide by the LCRA staff, and pay the applicable application fees.

Upon receipt of a completed application, and executed funding agreement with application fees, the LCRA staff will prepare a staff recommendation for presentation to the LCRA Board of Commissioners for consideration of approval of the project during a public hearing.

Following approval the developer will be asked to enter into a Redevelopment Contract that generally describes the nature and intent of the project and the projected timeline of the project. Failure to complete the project under the terms and conditions of the Redevelopment Contract could result in forfeiture of tax abatement eligibility.

Once the project is at least 50% complete, an application for the certificate of tax abatement, along with the appropriate fees and documentation, must be submitted to LCRA. LCRA staff will conduct a project inspection to verify that the project is being completed as proposed.

Contact & Mailing Information for Commercial Projects:

Land Clearance for Redevelopment
1100 Walnut, Suite 1700
Kansas City, MO 64106

or

Contact Steve Rinne at srinne@edckc.com or (816) 691-2129