

Formal Memorandum – Neighborhood Revitalization Area (NRA) Tax Incentive Subject: Tax Incentive Eligibility – Neighborhood Revitalization Area (NRA) Program

Property: 100 N Esplanade Street, Leavenworth, Kansas 66048 The above-referenced parcel lies within the boundaries of the **City of Leavenworth Neighborhood Revitalization Area**, as designated by the City's adopted *Neighborhood Revitalization Plan (2016 Renewal / 2018 Update)* and illustrated on the official *NRA Tax Rebate Area Map (approved February 6, 2018)*. **Program Summary**

- **Benefit:** Rebate of 95% of the incremental property tax increase resulting from qualified improvements.
 - **Duration:** Five (5) to Ten (10) years, depending on assessed valuation increase and City policy approval.
 - **Eligibility:** Improvements must (1) increase assessed value; (2) be located within the NRA boundary; (3) receive a building permit; and (4) be applied for before work commences.
 - **Administration:** City of Leavenworth Economic Development Division, acting under authority of K.S.A. 12-17,114 et seq.
 - **Map Boundary:** Generally bounded by Metropolitan Street (on the south), 10th Street (on the west), Spruce Street (on the north), and the Missouri River (on the east). **Property Relevance**
- GIS review confirms that 100 N Esplanade Street falls within the designated rebate area. Accordingly, qualifying new construction or rehabilitation on this parcel may be eligible for the NRA property-tax rebate program subject to City approval. This memorandum is provided solely for informational purposes based on publicly available City of Leavenworth records as of October 2025 and does not constitute a guarantee of benefits or eligibility. Applicants should contact City staff to verify current requirements and submit the official application prior to construction. Sincerely,

Prepared for informational reference only
October 2025