



## **Application for Property Tax Abatement**

**Pursuant to the Incentive Policy  
established by the  
City of Lebanon, Missouri  
for the  
Lebanon Neighborhood Redevelopment Corporation**

This application constitutes a development plan for purposes of Chapter 353 of the Revised Statutes of Missouri, as amended.

Project Name (Street Address):	
Applicant Name:	
Owner of Real Property on which Project will be completed:	
Tax Parcel ID Number for each affected parcel (attach tax bill for each parcel at Exhibit A and legal descriptions at Exhibit B):	
Phone Number:	
Names of project contractor and intended occupant (if project is for a home that will be sold by applicant after completion, state "To be sold" instead of occupant):	
Are you applying for state income tax credits under the Neighborhood Preservation Act?	
Business License number (if applicant is a contractor):	
Total Project Costs (provide cost budget on Exhibit C:	\$
Land acquisition date:	
Project start date and anticipated completion date:	
Level of abatement requested:	Policy Level: A B C [circle one]
Is this project for (1) renovation of existing home, (2) demolition of existing and construction of a new home, or (3) construction of new home on vacant lot?	
List all buildings or improvements to be demolished and approximate time period during which the demolition will take place (or enter "n/a").	
Will any zoning changes be requested in connection with this project? If so, designate the current zoning and the zoning that will be requested.	

A. Please provide a written description of the proposed project(s), improvements, renovations, repairs, alterations and any phasing.

B. Outline the proposed timeline of the development, including the commencement date and completion date of the following: (1) acquisition of properties; (2) demolition of houses (if any); and (3) new construction and/or renovation.

C. Identify any steps and developmental approvals anticipated and whether completed or in progress, including any necessary zoning changes.

D. Are any portions of the project proposed to be sold, donated, exchanges or lease to the board of education, public library board, art commission or other public agency? If so, please provide an outline of the terms.

E. Are any portions of the project determined to be amenities, including, but not limited to any permanent residential open space for recreation, streetscape, plaza areas or anything similar? If so please describe.

F. Are any changes to streets or alleys anticipated in connection with this project? If so, please describe. Will street closings be necessary? If so please describe.

The undersigned applicant certifies the following:

1. The information submitted herein (including Exhibits A through E, which have been provided by the applicant) is true and accurate to the best of the applicant's knowledge.
2. The applicant has read and understands the conditions of the City's *Incentive Policy – Lebanon Neighborhood Redevelopment Corporation* and agrees to abide by its conditions and guidelines.
3. The applicant understands that all incentives described under the *Incentive Policy – Lebanon Neighborhood Redevelopment Corporation* are considered and granted in the discretion of the Lebanon Neighborhood Redevelopment Corporation, the Zoning and Planning Commission, and the City Council and that submission of a proper application that qualifies for abatement under the *Incentive Policy – Lebanon Neighborhood Redevelopment Corporation* does not in itself entitle the applicant to any incentives.
4. The applicant understands that neither the City nor any other governmental entity will use the power of eminent domain to assist with the acquisition of property in connection with this application.
5. The applicant will not assign the benefits of this application except pursuant to the terms of a memorandum of understanding between the applicant and the Lebanon Neighborhood Redevelopment Corporation.
6. Without tax abatement in the amount requested, the applicant would be financially unable to complete the project and/or the project would not be financially feasible based on the necessary investment and the rate of return to the applicant.

Signature of Applicant(s): \_\_\_\_\_ Date: \_\_\_\_\_

\_\_\_\_\_ Date: \_\_\_\_\_

**EXHIBIT A**  
**MOST RECENT PROPERTY TAX BILL**

(applicant: attach here)

**EXHIBIT B**  
**LEGAL DESCRIPTION OF PROPERTY**  
**AND MAP OF PROJECT SITE BOUNDARIES**

(applicant: attach here)

**EXHIBIT C**

**PROJECT COST BUDGET**

(applicant: attach detailed project budget here)



**EXHIBIT D**

**EVIDENCE OF FINANCING**

(applicant: provide evidence of sufficient equity and/or  
loan commitments to financing costs shown on Exhibit C)

**EXHIBIT E**

**EVIDENCE OF BLIGHT**

By signing the application to which this exhibit is attached, the applicant certifies to the City that the property described on Exhibit B contains only property that (1) is a blighted area for purposes of Chapter 353, of the Revised Statutes of Missouri, as amended, and/or (2) contains buildings, improvements or property not in themselves blighted, the inclusion of which is necessary for the effective clearance, replanning, reconstruction or rehabilitation of the blighted portions of the property described on Exhibit B.

The property described on Exhibit B is affected by the following blighting factors: [check all that apply]

- Age of improvements, specify age: \_\_\_\_\_ years (should be at least 35 years)
- Obsolescence of improvements
- Inadequate or outmoded design
- Physical deterioration

*Applicant: **Attach evidence** of blighting factors selected above, including pictures, to this Exhibit E as evidence of blight. Pictures should identify the property described on Exhibit B and the portions that are blighted and/or otherwise necessary to the redevelopment project.*

Based on the blighting factors identified above and the evidence attached hereto, the property described on Exhibit B has become an economic liability by virtue of the fact that its condition prevents investment in the surrounding neighborhood and has become a social liability by virtue of the fact that such condition contributes to increased crime and safety concerns as general neighborhood viability and desirability is negatively affected by the continued existence of the property in its current state. Further, the condition of the Property is conducive to the following: [check all that apply]

- ill health or transmission of disease
- crime
- inability to pay reasonable taxes.

*Applicant and/or City Staff: **Attach evidence** of selected effects of blight, including description of how conditions may affect health, evidence of increased crime in the area, and/or evidence of reduced assessed valuation in the area.*

**EXHIBIT F**

**CERTIFICATE OF INCORPORATION**

**OF LEBANON NEIGHBORHOOD REDEVELOPMENT CORPORATION**

(to be added to application by City Staff after receipt)

**EXHIBIT G**  
**IMPACT STUDY**  
**SHOWING EFFECTS OF PROPOSED ABATEMENT ON TAXING JURISDICTIONS**

(to be added to application by City Staff after receipt)