ORDINANCE NO. 12552

AN ORDINANCE introduced by Mayor Joan Wagon and Council members Samuel Carkhuff and James McClinton, amending City of Topeka Ordinance No. 17452 which exempts certain property, more specifically property owned by Co-Nect-It Frame Corporation from ad valorem taxation for economic development purposes, pursuant to the provisions of the Code of the City of Topeka, Chapter 138, Article III, and located at approximately 1100 SE Rice Road and specifically repealing said original ordinance.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF TOPEKA, KANSAS:

Section 1. In accordance with § 13 of Article 11 of the Kansas Constitution, and pursuant to the Code of the City of Topeka Chapter 138, Article III, a percentage of the assessed valuation of the following described property, collectively referred to as the Co-Nect-It Frame Corporation, to wit: building and improvements to real property, and tangible personal property as listed in Attachment A, attached hereto and incorporated by reference as if fully set forth herein, is hereby used by Co-Nect-It Frame Corporation exclusively for exempt purposes and is therefore exempt from ad valorem taxation for a maximum term of ten (10) calendar years. Said building, improvements, and tangible personal property are owned by:

Owners:  The outstanding shares of Co-Nect-It Frame Corporation are held as follows: Robert W. Victor, Sr. 50.5%; Jo Ann Victor, 48.5%; Robert W. Victor, Jr., .5% and Nancy Victor, .5%.

Section 2. The annual amount of the tax payment required of the owners of said property shall not be less than the amount that is determined under Topeka City Code §§ 138-84 and 138-86 and such additional amount that may be set forth in any other ordinance or resolution. Said amounts shall be paid to the County Treasurer at the same time as any ad valorem taxes on such property would be payable.
Section 3. Eligibility for successive years shall be redetermined annually. If Co-Nect-It Frame Corporation (hereinafter the Company) fails to meet eligibility requirements for any one (1) year, no exemption shall be granted for that year. However, this will not jeopardize eligibility for the remaining years.

In order to continue eligibility for the exemption granted herein, the following criteria shall be met by the company:

(a) Continuation of at least one of the new jobs created.

(b) Continue to be a manufacturer.

(c) Continuation of original ownership (exemption is not transferable).

(d) Company remains current on tax payments.

(e) Exemption is contingent upon approval from State Board of Tax Appeals.

(f) Eligibility for successive years shall be redetermined annually.

(g) If company fails to meet eligibility requirements in any one year, no exemption shall be granted for that year. However, this would not jeopardize eligibility for the remaining years.

Section 4. Determination of exemption.

(a) The actual percentage of assessed valuation exempted shall be determined by the City in accordance with the Code of the City of Topeka, Chapter 138, Article III.

(b) In determining the actual percentage exemption, the City shall require the Company to provide the following:

(1) Certification as to the number of new full time equivalent jobs created.
(2) Certification as to the overall wage rate for the new full time equivalent jobs created.

(3) Any other documentation the City may deem necessary.

Section 5. Responsibilities of the Company:

(a) Submission of complete annual renewal application and payment of annual renewal application fee of One Hundred Dollars ($100.00) by January 15 of each year.

(b) Submission of information as required by the City.

(c) Must file claim of exemption with County Appraiser by March 1 of each year.

Section 6. Responsibilities of City.

Review and make determination of application by February 1 of each year.

Section 7. Disclaimer.

City does not guarantee Co-Nect-It Frame Corporation will receive an exemption of any amount for any or all years that it is eligible.

Section 8. Original City of Topeka Ordinance No. 17452 is hereby specifically repealed.

Section 9. This Ordinance shall take effect and be in force from and after its passage, approval and publication in the official city newspaper.

PASSED and APPROVED by the City Council OCT 10 2000

Joan Wagon, Mayor

ATTEST:

Iris E. Walker, City Clerk

APPROVED AS TO FORM AND LEGALITY
DATE: 10/2000
TO BE CODIFIED: X
NOT TO BE CODIFIED: / 

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