



NEIGHBORHOOD REVITALIZATION PLAN

2022

**INTERLOCAL COOPERATION AGREEMENT BY AND BETWEEN THE CITY OF
JUNCTION CITY, GEARY COUNTY, KANSAS AND USD 475 OF GEARY COUNTY**

STATEMENT OF FINDINGS

I, Jeff Underhill, Mayor of the City of Junction City, hereby certify that the Neighborhood Revitalization Area as designated by the City Commission of the City of Junction City contains the following conditions:

(1) That there is a predominance of buildings or improvements by reason certain conditions are detrimental to the public health, safety or welfare; and

(2) That there is a presence of a substantial number of dilapidated, deteriorated and deteriorating structures, site deterioration, and other conditions that substantially impairs or arrests the sound growth of Junction City and Geary County, and the same retards the provisions of housing and constitutes an economic or social liability and is detrimental to public health, safety or welfare in present condition and use; and

(3) That there is a predominance of buildings and improvements because of age, history, and architecture of other significance should be preserved or restored to productive use accordingly.

(4) Stating that portions of Junction City are a blighted area is a difficult admission. The positive local attitude that has grown in the last few years is supported by stating that there are a substantial number of deteriorated structures and other conditions that substantially impair the sound growth of Geary County.

Lack of housing, deteriorated residential, commercial and industrial structures, rates and significant loss of income over time are indicators of blight in a community.

ASSESSED VALUATION OF LAND AND BUILDINGS

The assessed valuation of the real estate in the proposed neighborhood revitalization plan area by value of land and buildings can be obtained from the Geary County Appraiser's Office located at the Geary County Office Building, 200 East Eighth Street, Junction City, Kansas.

NAMES AND OWNERS OF RECORD OF PROPERTY

Each owner of record of each parcel of land is listed together with the corresponding address in the files of the Geary County Appraiser's Office located at the Geary County Office Building, 200 East Eighth Street, Junction City, Kansas.

NEIGHBORHOOD REVITALIZATION PLAN

Purpose:

This plan is intended to promote the revitalization and development of the City of Junction City by stimulating new construction and the rehabilitation, conservation, or redevelopment of specified areas in order to protect the public health, safety or welfare of the residents of the City by offering certain property tax rebates.

Criteria for Determination of Eligibility

Any otherwise eligible property with delinquent taxes or special assessments shall not be eligible to apply until such time as all taxes and assessments have been paid.

"Structure" means any building, wall or other structure, including the building and improvements to existing structures and fixtures permanently assimilated to the real estate.

The period for applications will end on December 31, 2026 when this plan will then be reapproved, amended or allowed to expire. Those approved prior to that date shall continue to receive the tax rebate for up to the full period allowed

Construction of an improvement must have begun on or after the date of designation of the neighborhood revitalization area by the applicable taxing units and approval by the City of an application. Activities for which a building permit is required constitute construction activities. Further, construction of an approved project must begin within one (1) year of the date of approval of an application and be completed within two (2) years of approval of the application. The City Codes Administrator may grant extensions of not more than 12 additional months for the completion date requirement for good cause shown under special conditions.

There must be a minimum investment of \$3,000 appraised value change for residential property to receive a tax rebate. There must be a minimum investment of \$10,000 appraised value change on commercial, multi-family residential, agricultural and/or industrial property to receive a tax rebate.

Multi-Family Commercial would be defined as residential that is income producing for two or more residences which are for sale or lease. Multi-Family Commercial applicants must submit the number of units in the application process.

Single Residential is a residence that is not an on-going income producing project.

The new, as well as the existing, improvements on property must conform with all other codes, rules and regulations in effect at the time the improvements are made, and for the length of the rebate or the rebate may be terminated. During the period of rebate, properties must be in compliance with all applicable City Codes, to include, but not