

JCGC

ECONOMIC DEVELOPMENT

NEIGHBORHOOD REVITALIZATION PLAN

2025

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

STATEMENT OF FINDINGS

I, Pat Landes, 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 because 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 hinders 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 ("NRP")

Purpose:

This NRP 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 NRP 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 \$10,000 appraised value change for residential property to receive a tax rebate. There must be a minimum investment of \$30,000 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 follow all applicable City Codes, to include but not limited to the following:

- Building Code,

- Mechanical Code,
- Plumbing Code,
- Electrical Code,
- Fire Codes, and
- the City's Nuisance Ordinances.

If during a given tax year a property is not in compliance with such Codes and Ordinances the City Codes Administrator shall notify and direct the County Treasurer to withhold any portion of the rebate which has not yet been paid until the property becomes compliant. The property must become compliant within thirty (30) days of notice from the City Codes Administrator of noncompliance.

The Codes Administrator may grant an extension of up to one hundred eighty (180) additional days under appropriate circumstances requiring a longer for compliance. Longer extensions may be granted if noncompliance is the result of a natural event beyond the control of the property owner. If the property does not become compliant within said period, as extended, the Codes Administrator shall notify the property owner and the County Treasurer that the rebate is forfeited for all rebates not yet received, and rebates for all remaining years will be automatically revoked and full tax shall begin.

Any property that is delinquent in any tax payment and/or installments of special assessments shall not be eligible for any rebate. If any tax payment and/or installment of special assessments is delinquent during the term of rebate, all pending and future rebates are automatically revoked, and full tax shall begin.

Commercial, multi-family residential, or industrial property may only receive one tax incentive plan under any adopted Neighborhood Revitalization Plan or any existing tax abatement plan. Applicants must meet all incentive project qualifications to receive incentives. No applicant is eligible to receive incentives under both NRP or other similar program or plans.

Tax rebate will be based on the increase of appraised value following the first full year of completion.

Tax rebate does transfer with ownership of the property.

If the application specifies that new construction or improvements will be made to a commercial, industrial, or multi-family facility, and such commercial, industrial, or multifamily use fails to commence within sixty (60) days of completion, or having commenced, ceases to operate for more than sixty (60) days, the rebate shall terminate. For purpose of this paragraph, the term ceasing "to operate" means closing the business to commercial, multi-family residential or industrial activity by the owner operator or by any lessee of the owner receiving the rebate. The permissive 60-day (sixty day) non-use period may be extended by the City Code Administrator if the non-use is the result of a natural event beyond the control of the property owner or user.

During the rebate period, the owner of the property will file with the City Codes Administrator, by January 15, a statement of monthly activity on the property during the previous calendar year. Failure to file the report may result in termination of the rebate. If the property ceases to qualify because business use ceases as specified in the previous paragraph during the previous calendar year, rebates for all subsequent years of the rebated period will be automatically revoked and full tax shall begin.

If property taxes are appealed or are in the process of being appealed, then no rebate will be given for the year being appealed until the appeal process is finalized. The Appeal will go through the County Appeals process.

The period for which there will be a tax rebate and the percentages of rebate as shown on the accompanying document "Criteria" shall be in writing and approved by the City Codes Administrator prior to the application being submitted to the County Appraiser's Office. The City Codes Administrator's approval shall be evidenced on the Application and shall specify the approved percentage of rebate and number of years of rebate.

APPLICATION AND REBATE PROCEDURE

1. Prior to the commencement of construction on any improvement or new construction for which a tax rebate will be requested, the applicant-owner shall complete Part 1 of the application. A parcel cannot have more than one NRP project during a rebate term.
2. All completed applications must be delivered to the Junction City Codes & Enforcement Office. The application will be reviewed for completeness and whether it meets the requirements of the NRP. The City will notify the applicant within ten (10) days of receipt of a completed application, indicating conditional approval or denial of the project. If approved and prior to commencement of construction, the applicant will provide the Geary County Appraiser's Office with a copy of the complete, approved application and any supporting documents.
 - non-refundable \$250.00 application fee for commercial, industrial or multifamily developments, or
 - a \$50.00 application fee for single-family residential projects.
3. The County Appraiser's Office shall forward a copy of Part 1 to the County Clerk and County Treasurer for notification and information purposes. The City Codes & Enforcement will forward copies of the application to the City Engineer and City Clerk for monitoring purposes.
4. No construction shall commence until all required building permits have been issued by the City. The applicant-owner shall notify the County Appraiser of the commencement of construction by filing Part 2 of the application with the County Appraiser.
5. For any improvement that is only partially completed as of January 1, following the commencement of construction:
 - a. The applicant-owner shall file Part 3 of the application with the County Appraiser indicating the status of construction on January 1. Part 3 shall be filed on or before December 15, preceding the commencement of the tax rebate period.
6. For any improvement that is completed on or before January 1, following the commencement of construction:
 - a. The applicant-owner shall file Part 3 of the application with the County Appraiser on or before December 1, preceding commencement of the tax rebate period certifying the completion of the construction.
7. Soon after January 1, the County Appraiser shall conduct an on-site inspection of the construction project (improvement, rehabilitation, or new) and determine the new valuation of the real estate accordingly. The valuation is then reported to the County Clerk by June 1. The tax records shall be revised.
8. Upon filing Part 3 and determination of the new valuation of said real estate, the form will be filed with the City, the County Clerk and the County Appraiser certifying the project is in compliance with the eligibility.

9. Any property that is delinquent in any tax payment and/or special assessment shall not be eligible for the current rebate, and all future rebates are revoked for that project/parcel.
10. Upon payment in full of the real estate tax for the subject property for the initial and each succeeding year period extending through the specified rebate period, and ten (10) days prior to the date of tax distribution by Geary County to the other taxing units, a tax rebate in the amount of the tax increment (less an administrative fee as specified in the Interlocal Agreement) shall be made by the Geary County Treasurer to the person to whom the tax bill was mailed, which is the owner of record as of November 1 of the tax year in question. The tax rebate shall be made by the County Treasurer's Office of Geary County through the Neighborhood Revitalization Fund established in conjunction with the other taxing units participating in an Interlocal Agreement. An annual report shall be provided to the local taxing units listing the rebates paid for each parcel.
11. When an application is approved, a notice of same in the form attached shall be filed with the Geary County Register of Deeds at the expense of the applicant. If there is a change in ownership of the property during the rebate period, it shall be the responsibility of the property owner listed on the tax rolls as of November 1 to distribute the rebate, or any portion thereof, to any subsequent owner of the property.

NEIGHBORHOOD REVITALIZATION PLAN

Criteria for all properties

Year	Single Family Residential	Commercial and Industrial	Multi-Family Residential
1	95%	95%	95%
2	95%	95%	95%
3	95%	95%	95%
4	95%	95%	95%
5	75%	75%	75%
6	75%	75%	75%
7	50%	50%	50%
8	50%	50%	50%
9	25%	25%	25%
10	25%	25%	25%

- ** 5% of the increased tax bill will be withheld annually by Geary County, for administration of the NRP, with a \$25.00 minimum.
- ** A \$250.00 upfront, non-refundable application fee will be charged for Industrial/Commercial/Multi-Family and a \$50.00 Single Residential Application Fee to cover the administrative costs.
- ** Shall include stand-alone structures.
- ** Estimated cost of construction and/or estimated appraised value will be the criteria used to assign the rebate percentages above. If the appraised value set by the County Appraiser, during the term of the rebate, is lower or higher than estimated appraisal amount included in the approved application then the rebate percentages will be adjusted to the corresponding rebate level.