

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.

Does the applicant own the land? _____ Yes _____ No

Will the proposed project be on a foundation? _____ Yes _____ No

Will it be permanently attached to the property? _____ Yes _____ No

How will the proposed project be taxed? _____ Property _____ Real Estate

I have read and do hereby agree to follow all application procedures and criteria. I understand that this application will void one year from date below, if improvements or construction has not begun. I further agree to complete the questionnaire attached to this application.

Signature of Applicant

Date

A non-refundable \$250 for Commercial/Multi-Family or a \$50.00 for Single Residential application fee must accompany this application. (Please make payable to Geary County Treasurer's Office) If the application is approved, the fee for recording the NOTICE OF APPROVAL OF APPLICATION FOR TAX REBATE UNDER NEIGHBORHOOD REVITALIZATION PLAN with the Geary County Register of Deeds shall also be paid at the time of approval.

FOR CODES & ENFORCEMENT USE ONLY

1. APPROVED: _____ Meets the conditions for tax rebate under 2025 NRP

DISAPPROVED: _____ Does not meet the conditions for tax rebate.

By: _____ Date: _____

(Junction City Codes & Enforcement Official)

**APPLICATION FOR TAX REBATE UNDER THE CITY OF JUNCTION CITY 2025
REVISED NEIGHBORHOOD REVITALIZATION PLAN
PART 2
COMMENCEMENT OF CONSTRUCTION**

Please Print/Type

Construction Estimated to begin on _____

Building Permit No: (where applicable) _____

Estimated Date of Completion of Construction: _____

By: _____ Date: _____
(Applicant's Signature)

**APPLICATION FOR TAX REBATE UNDER THE CITY OF JUNCTION CITY 2025
 REVISED NEIGHBORHOOD REVITALIZATION PLAN
 PART 3
STATUS OF CONSTRUCTION/COMPLETION**

Please Print/Type

If the project is not complete, Part 3 must be submitted by December 15.

_____ Incomplete Project as of January 1, following commencement.

_____ Complete Project as of January 1, following commencement.

Signed: _____ Date: _____

(Applicant's Signature)

FOR COUNTY APPRAISER'S USE ONLY	
The above improvements:	
_____	Meets the \$10,000 minimum investment for Single Family Residential Property
_____	Does not meet the \$10,000 minimum investment for Single Family Residential Property
_____	Meets the \$30,000 minimum investment for Multi-Family Residential, Agriculture, Commercial, or Industrial Property
_____	Does not meet the \$30,000 minimum investment for Multi-Family Residential, Agriculture, Commercial, or Industrial Property
By: _____ Date: _____ (Geary County Appraiser's Office)	
FOR COUNTY TREASURER'S OFFICE USE ONLY	
As of _____ 20 __ , Taxes on this Parcel _____ Are Current _____ Are Not Current	
By: _____ Date: _____ (Geary County Treasurer's Office)	

**NOTICE OF APPROVAL OF APPLICATION FOR TAX REBATE UNDER
NEIGHBORHOOD REVITALIZATION PLAN**

Legal Description of Real Estate:

[insert legal description]

This will constitute notice, pursuant to the Neighborhood Revitalization Plan, 2025 Version (the "NRP"), adopted and approved by the City of Junction City, Kansas, Geary County, Kansas, and USD 475 of Geary County, Kansas, that an application for tax rebate under the NRP for the above described parcel of real estate has been approved by the Codes and Enforcement Department of the City of Junction City, Kansas as of _____ [insert date of approval by City] and that conditioned upon the satisfaction of certain requirements set forth in the NRP, the above described parcel of real estate may qualify for a partial tax rebate for a period of up to ____ years from the date that certain improvements are completed on the property, as more fully described in the approved application. This notice is filed pursuant to the NRP to notify all owners of record during the rebate period of the approved application and rights and duties thereunder.

The approved application is on file with the Codes and Enforcement Department of the City of Junction City, Kansas.

Codes and Enforcement
Department of the
City of Junction City Kansas

By: _____
Printed Name: _____
Printed Title: _____

STATE OF KANSAS

) ss.

COUNTY OF GEARY

The foregoing instrument was acknowledged before me this _____ day of _____
20____, by _____ as official of the Codes and
Enforcement Department of the City of Junction City, Kansas.

Notary Public in and for said
County and State

(Type, print or stamp the Notary's name
below his or her signature)

My Commission Expires:

LEGAL DESCRIPTION OF GENERAL NEIGHBORHOOD REVITALIZATION AREA

General, Neighborhood Revitalization Area, consisting of area stated below, is an area of mixed residential, commercial, vacant lots and abandoned structures. The area was developed from the late 1800's to the 1960's. Further commercial development followed thereafter. Several residential structures have been converted to commercial use and several others were abandoned and subsequently razed. Several of the commercial structures are becoming seriously dilapidated and in need of extensive repair if the area is to maintain its commercial viability. Several of the residential structures must either be repaired or converted to commercial use if they are to remain contributing portions of the tax base.

LEGAL DESCRIPTION:

Beginning at a point on the East-West Quarter Section line of Section Twelve (12) South, range Five (5) East, Geary County, Kansas, where said quarter section line intersects the Westerly right-of-way of the Union Pacific Railway Company and more commonly known as the Southeast corner of Junction City Addition; thence Northeasterly along said Westerly right-of-way line to the Easterly extension of the North line of Third Street; thence East along the extension of the North line of Third Street to the Southeast corner of the Sales Barn Addition; thence North and East and North along the East line of the Sales Barn Addition to the South right-of-way line of Sixth Street; thence, West on the South line of Sixth Street to the Westerly right of the Union Pacific Railway Company; thence North on said right-of-way to the point of intersection with the North right-of-way line of Eighth Street; thence North on the East line of Price Street to its intersection with the North line of Thirteenth Street; thence West along the North line of Thirteenth Street to its intersection with the East line of Monroe Street; thence Northerly along the East line of Monroe Street to the South line of the Grant Avenue Annexation; thence Northeasterly along Grant Avenue and Gateway Acre Additions to the Southeasterly corner of the Sewage Disposal Property; thence along the Southerly line of the Sewage Disposal Property to the Southerly right-of-way line of Grant Avenue; thence Northeasterly along said right-of-way line to the South line of Lot 4, Block 7 of the Grant Avenue Annexation; thence Southeasterly along said South line to the West right-of-way line of the Union Pacific Railway Company; thence Northeasterly along the west right-o-way line of the Union Pacific Railway Company to the South bank of the Republican River; thence Northwesterly along the South bank of the Republican River to its intersection with the extension of the Northwesterly line of the Cherokee Addition; thence Southwesterly to the Southwest corner of the Cherokee Addition; thence Southeasterly to the Northwesterly corner of the Moske Addition Unit 1; thence Southwesterly to the Southerly corner of Moske Addition Unit 1 ; thence Southeasterly to the Northwesterly corner of Lot 6, Block 2 of the revised plat of Valley Fort Addition; thence Southwesterly along the Valley Fort Addition to the Southeasterly corner of the Rothfuss Addition-Unit 2; thence Northwesterly along the East line of the Rothfuss Addition Unit 2; to the centerline of the Republican River; thence Southwesterly along the centerline of the Republican River to the Westerly line of Rothfuss Addition Unit 2; thence Southeasterly along said Westerly line to the Southwesterly corner of the Rothfuss Addition Unit 2; thence Southwesterly to the Easterly line of Lot 2, Block 5, of the Valley Fort Addition; thence Northwesterly along said Easterly line to the Northwest corner of said Lot 2; thence Southwesterly along the Northwesterly line of Lot 2 to the Easterly line of

Rothfuss Addition; thence Northwesterly along the Easterly line of Rothfuss Addition to the Northwest corner thereof; thence Southwesterly along the Northwesterly line of Rothfuss Addition to the Easterly line of the Henderson Addition; thence Northwesterly along the Easterly line of the Henderson Addition to the High Bank of the Republican River; thence Southwesterly along the bank of the Republican River to the Westerly line of Henderson Addition; thence Southeasterly along the Westerly line of the Henderson Addition to the Northeasterly corner of the T M Addition Unit 2; thence Southwesterly along the T M Addition Unit 2 and T M Addition to the Northwesterly corner of the Holiday Trailer Court Addition; thence along the bank of the Republican River to its intersection with the East right-of-way line of Washington Street; thence South along Washington Street to its intersection with Eighteenth Street; thence West along Eighteenth Street to its intersection with Jackson Street; thence South along Jackson Street to its intersection with North line of Cuddy's Addition; thence West along the North line of Cuddy's Addition to its intersection with the East line of the Moske Addition; thence North along the East line of Moske Addition to the unplatted Tract I , known as the Midland Acres Mobile Home Park; thence Northeasterly to the North line of unplatted Tract 1; thence Westerly and Southwesterly along the perimeter of unplatted Tract 1 to the West line of the replat of the McDonald's Addition; thence South along the West line of the replat of the McDonald's Addition to its intersection with Fifteenth Street; thence West along Fifteenth Street to its intersection with the East line of Parkside Addition; thence South on the East line of Parkside Addition to its intersection with the North line of Cleary Park; thence West along the North line of Cleary Park to its intersection with the East line of Haven Hills Addition; thence South along the East line of Haven Hills Addition to its intersection with Eleventh Street; thence East on Eleventh Street to its intersection with the East line of Northwest Addition Extension 1; thence South along the East line of Northwest Addition Extension 1 to its intersection with Eighth Street, being the North line of Section 10, Township 12 South, Range 5 East; thence East along said North line of Section 10 to its intersection with Jefferson Street; thence South along Jefferson Street to its intersection with Ash Street; thence East along Ash Street to its intersection with Westerly right-of-way of the Union Pacific Railway; thence Northerly along the Westerly right-of-way of Union Pacific Railway Company to its intersection with the extension of the South line of the Miller's Annex; thence East along the South line of Miller's Annex to the bank of the Old Smoky Hill River Channel; thence Northerly along the Old Smoky Hill River Channel to its intersection with the North line of the Miller's Annex; thence West along the North line of the Miller's Annex to the West right-of-way line of the Union Pacific Railway Company; thence Northeasterly along said Westerly right-of-way line of the Union Pacific Railway to the East-West Quarter Section line of Section 12, Township 12 South, Range 5 East, said point being the point of beginning.

All the above-described tracts of land lie within the City of Junction City, Geary County, Kansas.

LEGAL DESCRIPTION OF SPECIAL DISTRICT 1

Special District 1, consisting of area stated below, is an area of mixed residential, commercial, vacant lots and abandoned structures. The area was developed from the early 1900's to the 1960's. Further commercial development followed thereafter. Several residential structures have been converted to commercial use and several others were abandoned and subsequently razed. Several of the commercial structures are becoming seriously dilapidated and in need of

extensive repair if the area is to maintain its commercial viability. Several of the residential structures must either be repaired or converted to commercial use if they are to remain contributing portions of the tax base

LEGAL DESCRIPTION:

Beginning at the intersection of the South right-of-way of Sixth Street with the Easterly right-of-way of the Union Pacific Railway Company; thence East along Sixth Street to its intersection with the Old Fort Riley Military Reserve line being the Northwesterly end of the Old County Road; thence Southeasterly along the Old County Road to its intersection with Reynold Street; thence north along Reynold Street to its intersection with the North line of the Chicago Addition; thence West along the North line of the Chicago Addition to the West line of Lot 17, Block 1, of the Chicago Addition; thence North and West along the unplatted Tracts to the extension of Ninth Street; thence West along the extension of the Ninth Street right-of-way to its intersection with Filley Street; thence North along Filley Street to its intersection with Eighteenth Street; thence West along Eighteenth Street to its intersection with Easterly right-of-way line of the Union Pacific Railway Company; thence Southwesterly along the said railway right-of-way to the point of beginning.

LEGAL DESCRIPTION OF SPECIAL DISTRICT 2

Special District 2, consisting of area stated below, is an area consisting of the Millennium Rail Corporation that is surrounded by an area of mixed residential, commercial, vacant lots and abandoned structures. The area developed in the early 1970's. Further expansions followed thereafter. The area surrounding special district #2 has several commercial structures are becoming seriously dilapidated and are in need of extensive repair if the area is to maintain its commercial viability. Parts of this district's area are located in the USGS 100-year flood zone.

LEGAL DESCRIPTION:

Beginning at the intersection of the Southeasterly right-of-way of the Union Pacific Railway Company and Hoover Road; thence Southeasterly along Hoover Road to its intersection with the Southeasterly line of the U.S. Railway Mfg. Co. Addition Unit 1; thence Northeasterly along the Southeasterly property line of said addition to the Northeast corner of said addition; thence Northwesterly along said U.S. Railway Mfg. Co. Addition property to its intersection with the Southeasterly right-of-way line of the Union Pacific Railway Company; thence Southwesterly along the said railway right-of-way to the point of beginning.

LEGAL DESCRIPTION OF DISTRICT 3

Special District 3, consisting of undeveloped property adjacent to a relatively new industrial area has several characteristics that make it a prime candidate for neighborhood "vitalization". The southwest tip of this property consists of a large drainage easement where surface water accumulates, rendering over an acre of land unusable. There are high tension wires across the eastern edge with the inherent difficulties of development in the face of utility rights-of-way, and fears of electric fields

of energy. There are excessive highway rights-of-way surrounding said property that impede its development. There are extraordinarily high land preparation costs and fill requirements due to the faulty lot layout, difficult access and site deterioration. Due to the storm sewer drainage structure under Lacy Drive, extraordinarily expensive development costs will be incurred due to the erosion and deterioration that has occurred on the northern edge of said property. The area currently is one of several mixed and potentially incompatible uses. The adjacent property is active crop land, grazing land and extensive interstate right-of-way. The subject property lies in the northwest quadrant of the intersection of the interstate highway and U.S. 77. The property lying in the southeast quadrant consists of a dilapidated farm residential structure. The property lying in the northeast quadrant serves as a wetlands and drainage area for surface water. The property immediately to the northwest consists of an industrial plant with the attendant industrial complications. The connecting arterial trafficway with the southern portion of the city consists of a slightly improved road where there is situated vacant dilapidated buildings and an automobile body shop with the attendant collection of disabled vehicles. The above-described conditions make the Special Area 5 difficult to develop and substantially impairs and arrests the sound growth of the city.

LEGAL DESCRIPTION:

Lot 1, Block 1, Jack Lacy Industrial Park, Junction City, Kansas) (zoned commercial)

LEGAL DESCRIPTION OF SPECIAL DISTRICT 4 - South Washington Corridor

Special District 4, South Washington Corridor, will consist generally of South Washington Street beginning at Ash Street to the north and Goldenbelt Boulevard to the south. This district will include property adjacent to Washington Street bounded by Adams and Jackson streets to the west and the o/d Smoky Hill River channel and Interstate 70 to the east. This area is made up of residential, commercial, agricultural, vacant lots and deteriorating structures. Several residential structures have been converted to commercial use and several others were abandoned and subsequently razed. Several characteristics make this area difficult to develop and redevelop. The easternmost quadrant lies in the flood plain. Site development costs will be high due to site deterioration, extensive fill requirements and adequate storm sewer drainage. Railroad rights-of-way, overhead high-tension wires and excessive Interstate rights-of-way create public safety concerns. This area is currently one of several mixed and potentially incompatible land uses. Within this area are a KDOT annex facility, retail/commercial business, mixed residential, including a mostly vacant mobile home park, deteriorating commercial structure, agricultural cropland and working farm. This area is also contiguous with and an extension of a previously approved and recognized Neighborhood Revitalization area that is severely blighted. The above-described conditions make the Special District #7 as well as all the described areas difficult to develop and substantially impair and arrest the sound growth of the city.

LEGAL DESCRIPTION:

Ridge View Addition, Unit 1 to Junction City, Kansas

LEGAL DESCRIPTION OF SPECIAL DISTRICT 5

Special District 5, Riley Manor, consisting of multi-family housing stock, is in a state of serious disrepair and blight. The structures were built as housing for enlisted military personnel during World War II. They passed to private hands in the 1950's and, for the most part, have not been kept up. Many of the units have deteriorating exteriors and many interiors need extensive rehabilitation and repair. In general, the area does not present an attractive or pleasing appearance. There are no curbs and gutters and the streets are not otherwise up to City standards. The City has agreed with property owners in the District to assist in upgrading the streets and sewer system. The District is an enclave within a larger residential area that is well maintained and not blighted. This serves to emphasize the poor upkeep of the houses within the District and has a detrimental effect on the value of the adjacent properties.

LEGAL DESCRIPTION:

All lots within the Replat of Riley Manor to Junction City, Geary County, Kansas.

LEGAL DESCRIPTION OF SPECIAL DISTRICT 6

Special District 6, These tracts of land are on the northerly edge of the City. One area, from Washington Street to Jackson Street along 18th Street consists of a mix of commercial and residential uses. There is a sub-division type of development, built during World War I that is showing signs of serious deterioration. There is an aging mobile home park in need of restoration. A second area is contiguous to the City's airport and in need of rehabilitation due to mixed uses and aging structures. There are several unoccupied commercial structures in need of revitalization and rehabilitation.

LEGAL DESCRIPTION:

Replat of Pawnee Place Addition to Junction City, Kansas and Buffalo Soldier Park Addition

LEGAL DESCRIPTION OF SPECIAL DISTRICT 7

Special District 7. This tract is currently a national chain motel. This motel is thirty-plus (30+) years old and is located in the 100 year flood plain.

LEGAL DESCRIPTION:

Lot4 Block-I _Fegan Addition to Junction City, Kansas

LEGAL DESCRIPTION OF SPECIAL DISTRICT 8

Special District 8, consisting of area stated below, is an area consisting of original residential homes of Junction City. Homes in this area range from the 1880's to 1970's. Some are in need of major repair and renovation in order to keep them within the City's Code regulations.

LEGAL DESCRIPTION:

Blocks 44-53, 60-69, and 76-79 in Junction City Addition of Junction City, Kansas.

All of Sunset Addition of Junction City, Kansas.

Blocks 1, 2, 3, 8, 9, 10 in Fairview Addition of Junction City, Kansas.

All of Lyle Norris Addition of Junction City, Kansas.

All of Robert T Zernickow Addition of Junction City, Kansas.

Lots 1, 2, 3 and 4 of Block 3 of Crestview Addition of Junction City, Kansas.