



NEIGHBORHOOD REVITALIZATION PLAN

2011 Revision

dated _____, 2011

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

**Neighborhood Revitalization Program
Adoption Date and Revisions**

, 2011

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STATEMENT OF FINDINGS

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the rebate length

b. The number of owner occupied housing units has grown only 4.75% from 1980 to 2000, which equates to a 0.24% growth rate per year. Renter occupied units have decreased by 0.50% from 3,616 (1980) to 3,598(2000). Statewide owner occupied housing units increased by 17.15% from 1980-2000. Statewide Renter occupied units have increased 22.45% from 1980 to 2000. (Source: US Census)

c. In 2000, Geary County had a per capita personal income (PCPI) of \$20,578. This PCPI ranked 85th in the State, and was 75 percent of the State average, \$27,374, and 70 percent of the national average, \$29,469. In 1990, the PCPI of Geary was \$14,223 and ranked 91st in the State. The average annual growth rate of PCPI over the past 10 years was 3.8 percent. The average annual growth rate for the State was 4.2 percent and for the nation was 4.2 percent. (Source: BEA Regional Fact Sheet)

d. Persons in Geary County that live below the poverty level decreased from 17% (1979) to 16%(1989) and to 11.8%(1999) While statewide persons that live below the poverty level increased between 1979 (10.1%) and 1989 (11.5%) , it then decreased from 1989 (11.5%) to 1999 (9.6%). (Source: US Census)

The statistical indications presented herein should not signal despair, but mobilize us to improve them. Junction City cannot sit still; it will either survive or die.

That the US Bureau of Census Report, 2000 & 1990, together with the User Defined Area Profile sets forth both quantitatively and qualitatively a detailed description of the physical and social conditions that are present in the Area, and that such report has been carefully examined and evaluated and found that it evidences and demonstrates the presence of a substantial number of factors such as vacant housing, tax delinquency, overcrowding, age, incompatible land use relationship, lot design, unsanitary conditions, substandard infrastructure and other similar conditions creating a social liability to the Area and the entire City. It is therefore the opinion, position and conclusion of the Mayor that the Neighborhood Revitalization Area as defined, is dependent upon rehabilitation, conservation and redevelopment measures in order to protect the public health, safety or welfare of the residents of Junction City, Geary County.

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 Assessor'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.

There will be a three (3) year application period. At the end of the three (3) years, the taxing entities will review the plan and determine its continuation. Those approved during the three year period shall continue to receive the tax rebate for up to the full period allowed. The period for applications will end on November 1, 2013, when this plan will then be reapproved, amended or allowed to expire.

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 limited to, the 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