

REVITALIZATION PLAN OF
CITY OF WASHINGTON

The Governing Body of City of Washington, hereinafter referred to as the “Municipality,” pursuant to the Kansas Neighborhood Revitalization Act, K.S.A. 12-17, 114 et. seq., does hereby adopt a Neighborhood Revitalization Plan as follows:

FINDINGS

Pursuant to K.S.A. 12-17, 116 the Governing Body finds as follows:

1. A full, true and correct copy of the ten (10) page document entitled Restated and Amended Plan for Neighborhood Revitalization, the attached FEMA designated floodplain area, and the attached four (4) page Application, as approved and adopted by the Board of County Commissioners of Washington, County, Kansas, for the County of Washington on May 29, 2018, is attached to this Plan, is incorporated by reference, and is hereby adopted in full as a part of this Plan by reference insofar as such Plan concerns and relates to this Municipality.

2. All findings made and set forth in the Plan for the County of Washington, as set forth in the Restated and Amended Plan for Revitalization are adopted and made a part of this Plan by reference.

3. Notice of Hearing on this Revitalization Plan has been given pursuant to K.S.A. 12-17, 117(b) by publication in the Washington County News, a newspaper of general circulation within the Municipality and authorized by law to publish legal notices in the September 20, 2018, and September 27, 2018, editions of said newspaper and proof of such publication has been filed in the office of the Clerk of the Municipality.

4. By reason of the findings set forth above, the Governing Body further finds that a majority of the conditions as described in subsection (c) of K.S.A. 12-17, 115 exist in the Neighborhood Revitalization Area as hereinafter defined, for designation under the Kansas Neighborhood Revitalization Act and that the rehabilitation, conservation and redevelopment thereof is necessary to protect the health, safety and welfare of the residents of the Neighborhood Revitalization Area.

THE REVITALIZATION AREA

The Revitalization Area shall include the entire area lying within the legal boundaries of the Municipality, except for any real estate owned by the State, County, or municipalities; any real estate owned by a public utility; any real estate owned by any religious organization that maintains a tax-exempt status; any real estate owned by not-for-profit organizations; any real estate owned by school districts; and any property included in FEMA’s designated flood plain areas. Anyone with questions as to whether or not a certain tract of real estate is subject to the Plan should contact the Washington County Appraiser’s Office.

FINDINGS

PART 1

LEGAL DESCRIPTION OF AREA IN PLAN

A legal description of the real estate forming the boundaries of the area included within the Plan shall include the entire area lying within the legal boundaries of the Municipality, except for the areas as specifically noted in the defined Revitalization Area. Any questions as to whether or not a specific tract or parcel of real estate is within the Revitalization Area should be directed to the Washington County Appraiser's Office.

PART 2

ASSESSED VALUATION

The existing (2018) assessed valuation of the real estate included in the Plan, listing land and building values separately, is as follows:

Land	<u>\$342,200</u>
Buildings	<u>\$5,311,703</u>
Total	<u>\$5,653,903</u>

PART 3

NAMES AND ADDRESSES OF OWNERS

A list of the names and addresses of the Owners of record of the real estate included within the Plan constitutes a part of the records in the office of the Washington County Appraiser, and such list is adopted herein and made a part of this Plan by reference.

PART 4

ZONING CLASSIFICATIONS

The existing zoning classifications and zoning district boundaries and the existing land uses within the area included in the Plan are as set forth in the official zoning maps, records, resolutions and ordinances of Washington County and the Municipality.

PART 5

MUNICIPAL SERVICES

The Plan does not include any proposals for improving or expanding municipal services as described in K.S.A. 12-17, 117(a)(5). If any proposals for any such improvements or expansions of municipal services are hereafter proposed by the Governing Body, then any such proposal will be prepared and considered independently of this Plan.

PART 6
ELIGIBLE REAL PROPERTY

All real property eligible pursuant to PART 6 of the Plan as adopted by Washington County is eligible pursuant to this Plan.

PART 7
CRITERIA FOR ELIGIBILITY

The criteria to be used by the Governing Body of the Municipality to determine what specific real property is eligible under the Plan is as set forth in PART 7 of the Plan as adopted by Washington County, and the same are hereby adopted and made a part of this Plan.

PART 8
CONTENT FOR APPLICATION FOR TAX REBATE

The content of an Application for Rebate as authorized under K.S.A. 12-17, 118 is as set forth in the document attached to the Restated and Amended Plan for Revitalization adopted by Washington County, and the same is hereby adopted for use in this Plan and is incorporated in and made a part of this Plan by reference.

PART 9
PROCEDURE FOR SUBMISSION OF AN APPLICATION

The procedure for preparing and submitting an Application is as set forth in PART 9 of the Restated and Amended Plan for Revitalization adopted by Washington County, and the same is hereby adopted in and made a part of this Plan by reference.

PART 10
STANDARDS AND CRITERIA FOR REVIEW AND APPROVAL OF REBATE

The standards and criteria to be used when reviewing Applications made under this Plan for approval or disapproval thereof shall be as set forth in PART 10 of the Restated and Amended Plan for Revitalization adopted by Washington County, and the same are hereby adopted and made a part of this Plan by reference.

PART 11
STATEMENT SPECIFYING REBATE FORMULA

The maximum amount of rebate and the years of eligibility for rebates shall be as set forth in PART 11 of the Restated and Amended Plan for Revitalization adopted by Washington County, and the same are hereby adopted in and made a part of this Plan by reference.

The program period shall be as set forth in PART 11 of the Restated and Amended Plan for Revitalization adopted by Washington County, provided; however, that the effective date of this Plan shall be January 1, 2019.

PART 12
AMENDMENT OR REPEAL

The provisions for amendment or repeal of this Plan shall be the same as those which are set forth in PART 13 of the Restated and Amended Plan for Revitalization adopted by Washington County, and the same are hereby adopted in and made a part of this Plan.

APPROVED AND ADOPTED by the Governing Body of Washington, on the 1st day of October, 2018.

BY: Ryan W. Kern
Ryan W. Kern, Mayor



Attest:

BY: Denise M. Powell
Denise M. Powell, City Clerk