

INTERLOCAL AGREEMENT WITH CITY OF GREAT BEND

Detail: In the past several years, the Board has approved Interlocal Agreements with the Cities of Great Bend, Ellinwood, Hoisington and Claflin. Attached is a copy of a proposed Interlocal Agreement with the City of Great Bend, effective January 1, 2010, for the Board's consideration. This continued effort is to provide incentives to home and business owners to expend resources to provide capital improvements to their homes and businesses which, in turn, will help to revitalize selected areas of the City of Great Bend. The incentives are provided through a tax rebate on the new improvements.

Recommendation: To lend support, it is recommended that the Board authorizes President Heilman to sign the Interlocal Agreement with the City of Great Bend as presented.

STATEMENT OF FINDINGS

The City of Great Bend, Kansas, has struggled with declining population and deteriorating housing stock over the past few decades. Lack of affordable housing, deteriorated residential, commercial and industrial structures and the past loss of population all contribute to the indicators in need of continued revitalization.

The following factors indicate a continued need for neighborhood revitalization.

- 1995 update to the City Comprehensive Plan shows that housing stock within the City declined between 1987 and 1995.
- Only two new subdivisions have been developed in the last several years. One of these subdivisions was developed by the City after the initial implementation of the Neighborhood Revitalization Plan. The sale of lots in this subdivision was increased by the availability of the incentives built into the current plan.
- We presently do not have a good housing mix within the community.
- While the City has recently completed a number of demolitions, there is a need for much more.
- The Comprehensive Plan update states that the decline of population in Great Bend after 1985 severely affected developer confidence in the housing market.
- A Barton County Appraiser's Officer property condition classification indicates that in 2009 there were 52 unsound residential and 25 unsound commercial buildings and 288 residential buildings and 107 commercial buildings in very poor condition in Barton County, many of which were in Great Bend. Though this number has went down since the installation of neighborhood revitalization these figures indicate a continued need for the program.

The leaders and citizens of our community realize that growth and continued revitalization of our city is imperative. Adopting a proactive position with regards to our future means that we must work together to promote revitalization and development in Great Bend.

Interlocal Agreement

This interlocal agreement (hereinafter referred to as "Agreement"), effective January 1, 2010, by and between the City of Great Bend, Kansas; a duly organized municipal corporation hereinafter referred to as "City" and Barton County Community College hereinafter referred to as "BCCC".

WHEREAS, K.S.A. 12-2904 allows public agencies to enter into interlocal agreements to jointly perform certain functions including economic development; and

WHEREAS, K.S.A. 12-17, 114 et seq. provides a program for neighborhood revitalization and further allows for the use of interlocal agreements between municipalities to further neighborhood revitalization; and

WHEREAS, it is the desire and intent of the parties hereto to provide the maximum economic incentive as provided for in K.S.A. 12-17, 119 by acting jointly.

NOW, THEREFORE, IN CONSIDERATION OF THE MUTUAL COVENANTS, CONTAINED HEREIN THE PARTIES AGREE AS FOLLOWS:

1. The parties agree to adopt the neighborhood revitalization plan as contained in attachment A, attached hereto and incorporated by reference as is fully set forth herein. The parties further agree the neighborhood revitalization plan as adopted will not be amended without approval of the parties except as may be necessary to comply with applicable state law or regulation.

2. The parties further agree that the county shall administer the neighborhood revitalization plan as adopted by each party on behalf of the signatory parties. The county shall create a neighborhood revitalization fund pursuant to K.S.A. 12-17, 118 for the purpose of financing the redevelopment and to provide rebates. Any increment in property taxes received by the county resulting from qualified improvements to property pursuant to the neighborhood revitalization plan shall be credited to the county's neighborhood revitalization fund.

3. The parties agree to undertake a review of the neighborhood revitalization plan every three years hereafter, to determine any needed modifications to the neighborhood revitalization plan. The parties agree that any party may terminate this agreement by providing thirty (30) days advance written notice, provided however, any applications for tax rebate submitted prior to termination shall, if approved, be considered eligible for the duration of the rebate period.

IN WITNESS WHEREOF, the parties have hereunto executed this agreement as of the day and year first above written.

City of Great Bend, Kansas

Mike Allison, Mayor

ATTEST:

Wayne Henneke, City Clerk

Dr. Carl Heilman
President, BCCC

Approved to form:

Robert G. Suelter,
City Attorney

Approved this _____ day of _____, 2009, by the Attorney General of the State of Kansas.

Kansas Attorney General
