

Unified Government of  
Wyandotte County/Kansas City  
Kansas  
701 N. 7<sup>th</sup> Street  
Kansas City, Kansas 66101  
913-573-5000

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# Unified Government of Wyandotte County/Kansas City Kansas

## Neighborhood Revitalization Plan

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State of Kansas

Office of the Attorney General

120 S.W. 10th Avenue, 2ND FLOOR, TOPEKA, KANSAS 66612-1597

CARLA J. STOVALL  
ATTORNEY GENERAL

February 21, 2000

MAIN PHONE: (785) 296-2215  
FAX: 296-6296

Kenneth J. Moore, Assistant Attorney  
Unified Government of Wyandotte County/Kansas City, Kansas  
Legal Department  
Ninth Floor, Municipal Office Building  
701 N. 7<sup>th</sup> Street  
Kansas City, Kansas 66101


Re: Interlocal cooperation agreement between the Unified Government and U.S.D. 500 and  
Kansas City, Kansas Community College/Neighborhood Revitalization

Dear Mr. Moore:

We have reviewed the above-referenced interlocal cooperation agreements and find that they comply with the requirements of the Interlocal Cooperation Agreement Act and with the laws of the state of Kansas. Our scope of review does not include the Revitalization Plan itself.

Very truly yours,

OFFICE OF THE ATTORNEY GENERAL  
CARLA J. STOVALL

  
Mary Feighny  
Assistant Attorney General

MF:jm



LEGAL DEPARTMENT of the UNIFIED GOVERNMENT OF  
WYANDOTTE COUNTY/KANSAS CITY, KANSAS

Ninth Floor - Municipal Office Building  
701 North Seventh Street  
Kansas City, Kansas 66101  
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Robert P. Burns  
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Angela J. Lawson  
Henry E. Couchman Jr.

February 15, 2000

Prosecutors:

Anthony R. Russo  
Alan L. Holtkamp  
Shane Lillich

Attorney General Carla J. Stovall  
301 S.W. 10<sup>th</sup> Avenue  
Topeka, Kansas 66612-1597

*Via Certified Mail/Return Receipt Requested*

Re: Request for approval of Neighborhood  
Revitalization Interlocal Agreements

Dear Attorney General Stovall:

On December 30, 1999, the governing body of the Unified Government of Wyandotte County/Kansas City, Kansas adopted a Neighborhood Revitalization Plan pursuant to K.S.A. 12-17,114 et seq. Additionally, the Unified Government negotiated an Interlocal Agreement with Unified School District No. 500 and the Kansas City, Kansas Community College, wherein they agreed to participate in the Plan. Pursuant to K.S.A. 12-2904, each respective Interlocal Agreement is hereby submitted to your office for review and approval. Attached please find a copy of the following:

1. Unified Government Ordinance No. 0-103-99
2. Interlocal Agreement entered into December 30, 1999 between Unified School District No. 500 and the Unified Government
3. Interlocal Agreement entered into December 30, 1999 between the Kansas City, Kansas Community College and the Unified Government
4. Unified Government Resolution R-158-99, establishing the date and time of the public hearing regarding the adoption of the Neighborhood Revitalization Plan and approval of the above-referenced Interlocal Agreements.

The above items refer to or incorporate the Neighborhood Revitalization Plan, a copy of which is also enclosed.

Your approval of these Interlocal Agreements is respectfully requested. If there are any questions or if additional information is necessary, please advise. Your consideration in this matter is greatly appreciated.

Sincerely,



Kenneth J. Moore  
Assistant Attorney

KJM:kr

Enclosures

Is your RETURN ADDRESS completed on the reverse side?

<b>SENDER:</b> <ul style="list-style-type: none"><li>• Complete items 1 and/or 2 for additional services.</li><li>• Complete items 3, and 4a &amp; b.</li><li>• Print your name and address on the reverse of this form so that we can return this card to you.</li><li>• Attach this form to the front of the mailpiece, or on the back if space does not permit.</li><li>• Write "Return Receipt Requested" on this mailpiece below the article number.</li><li>• The Return Receipt will show to whom the article was delivered and the date delivered.</li></ul>		<b>3. Article Addressed to:</b> Atty. Gen. Carla Stovall 301 S.W. 10th Avenue Topeka, Kansas 66612-1597	
<b>5. Signature (Addressee)</b> <i>K. Elson</i>		<b>4a. Article Number</b> Z 431 208 332	
<b>6. Signature (Agent)</b> <i>F. Elson</i>		<b>4b. Service Type</b> <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Certified <input type="checkbox"/> Insured <input type="checkbox"/> COD <input type="checkbox"/> Express Mail <input type="checkbox"/> Return Receipt for Merchandise	
<b>7. Date of Delivery</b> FEB 16 2000		<b>8. Addressee's Address (Only if requested and fee is paid)</b>	

PS Form 3811, December 1991 AUB, GPO: 1993-552-714 DOMESTIC RETURN RECEIPT

Z 431 208 332



Receipt for  
Certified Mail

No Insurance Coverage Provided  
Do not use for International Mail  
(See Reverse)

PS Form 3800, March 1993

Sent to <b>Atty. Gen. Carla Stovall</b>	
Street and No. <b>301 S.W. 10th Avenue</b>	
P.O., State and ZIP Code <b>Topeka, KS 66612-1597</b>	
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, and Addressee's Address	
TOTAL Postage & Fees	\$
Postmark or Date	

Thank you for using Return Receipt Service.

*advised*  
(Published 1-7-2000)

ORDINANCE NO. 0-103-99

AN ORDINANCE to adopt a revised Neighborhood Revitalization Plan and to designate a Neighborhood Revitalization Area as provided by K.S.A. 12-17,114 et seq.; and to repeal Ordinance No. 0-94-98 and the Neighborhood Revitalization Plan adopted thereby.

BE IT ORDAINED BY THE COMMISSIONERS OF THE  
UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS:

Section 1. The governing body of the Unified Government of Wyandotte County/Kansas City, Kansas conducted a public hearing on December 30, 1999, as required by K.S.A. 12-17,117(c), to hear and consider public comment regarding the Neighborhood Revitalization Plan, attached hereto as Exhibit "A" and incorporated herein by reference.

Section 2. The Neighborhood Revitalization Plan. The Commission, after said public hearing, hereby adopts the attached Neighborhood Revitalization Plan as provided by K.S.A. 12-17,117.

Section 3. Designation of Neighborhood Revitalization Area. Pursuant to K.S.A. 12-17,116, the Commission hereby designates a Neighborhood Revitalization Area and finds that said area contains:

1. A predominance of buildings or premise which by reason of dilapidation, deterioration, or obsolescence are detrimental to the public health, safety and welfare;
2. A substantial number of deteriorated or deteriorating structures, incompatible land use relationships, faulty lot layout in relation to size, adequacy, accessibility or usefulness, or a combination of such factors which substantially impairs or arrests sound growth, retards provision of housing or constitutes an economic or social liability and which is detrimental to the public health, safety and welfare; or
3. A predominance of buildings which are significant by reason of age, history or architecture which should be preserved or restored to productive use.

The Commission hereby designates the real property described in the attached Neighborhood Revitalization Plan as a Neighborhood Revitalization Area.

Section 4. Neighborhood Revitalization Fund. The Commission does hereby create a Neighborhood Revitalization Fund as provided by K.S.A. 12-17,118, to finance the redevelopment of the Revitalization Area and to provide a rebate of the property tax increment as set forth in the attached Neighborhood Revitalization Plan.

Section 5. Repeal of prior Neighborhood Revitalization Plan. The Commission does hereby repeal Ordinance No. 0-94-98 dated October 22, 1998, and the Neighborhood Revitalization Plan adopted thereby.

Section 6. This ordinance shall take effect and be in force from and after its passage, approval and publication in the Kansas City Kansan.

PASSED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT  
OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS  
THIS 30 DAY OF December, 1999.

Approved:

Carol Marinovich  
Carol Marinovich, Mayor/CEO

Attest:

Denna M. Teasley  
Deputy Unified Government Clerk

Approved as to form:

Kenneth J. Moore  
Kenneth J. Moore  
Assistant Attorney

*Salvato*  
(Published Dec. 22, 1999)

RESOLUTION NO. R - 158-99

A RESOLUTION establishing the date and time of a public hearing regarding the adoption of a revised Neighborhood Revitalization Plan and repeal of Ordinance No. 0-94-98.

WHEREAS, the Unified Government of Wyandotte County/Kansas City, Kansas, adopted on October 22, 1998, by Ordinance No. 0-94-98, a Neighborhood Revitalization Plan.

WHEREAS, a revised Neighborhood Revitalization Plan has been proposed, which, if adopted, amends Ordinance No. 0-94-98, and repeals said existing ordinance.

WHEREAS, the Unified School District No. 500 and the Kansas City, Kansas Community College have previously adopted the revised Plan and desire to jointly participate with the Unified Government through Interlocal Agreement.

WHEREAS, the Unified Government desires to establish and hold a public hearing pursuant to K.S.A. 12-17,117 to consider the revised Neighborhood Revitalization Plan and the approval of Interlocal Agreements whereby the Unified Government would jointly act with the Unified School District No. 500 and the Kansas City, Kansas Community College, in implementing the Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE UNIFIED GOVERNMENT OF  
WYANDOTTE COUNTY/KANSAS CITY, KANSAS:

1. Notice is hereby given that a public hearing is scheduled for Thursday, December 30, 1999 at 7:00 p.m., during a regularly scheduled Unified Government of Wyandotte County/Kansas City, Kansas Commission meeting, held in the Commission Chambers on the main floor lobby of the East Unified Office Building, 701 North 7<sup>th</sup> Street, Kansas City, Kansas.

2. The revised Neighborhood Revitalization Plan is available for public inspection at the office of the Unified Government Clerk located on the third floor of the East Unified Office Building and may be inspected prior to the public hearing, during regular business hours.

3. This Resolution shall become effective upon its adoption by the Board of Commissioners of the Unified Government and the Clerk is instructed to publish a Notice of Public Hearing pursuant to statute.

ADOPTED BY THE COMMISSION OF THE UNIFIED GOVERNMENT OF  
WYANDOTTE COUNTY/KANSAS CITY, KANSAS  
THIS 16 DAY OF DECEMBER, 1999.

William H. Young  
William H. (Bill) Young  
Mayor Pro-Tem

ATTEST:

Tom G. Roberts  
Tom G. Roberts, Unified Government Clerk

APPROVED AS TO FORM:

Kenneth J. Moore  
Kenneth J. Moore  
Assistant Attorney



Publish Dec. 21 & Dec. 28, 1999

**NOTICE OF PUBLIC HEARING  
NEIGHBORHOOD REVITALIZATION PLAN**

A public hearing is scheduled for Thursday, Dec. 30, 1999 at 7:00 p .m. during a regularly scheduled Unified Government of Wyandotte County/Kansas City, Kansas Commission Meeting. This meeting will be held in the Commission Chambers immediately to the south of the main floor lobby of the east Unified Office Building, 701 North 7<sup>th</sup> Street, Kansas City, Kansas. The purpose of the hearing is to discuss:

- (1) Adoption of a revised Neighborhood Revitalization Plan which offers tax rebates for rehabilitation, conservation or development.
- (2) Repeal of the Neighborhood Revitalization Plan adopted October 22, 1998, by Ordinance 0-94-98.

A copy of the revised Neighborhood Revitalization Plan is available for public inspection at the office of the Unified Government Clerk located on the 3<sup>rd</sup> Floor of the East Unified Office Building and may be inspected prior to the public hearing during regular business hours. All persons or anyone wishing to be heard either for or against this matter is invited to attend.

  
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UNIFIED GOVERNMENT CLERK