

CITY OF PITTSBURG, KS

NEIGHBORHOOD REVITALIZATION PLAN

**Adopted by USD #250:
Adopted by Crawford County:
Adopted by City Commission:**

NEIGHBORHOOD REVITALIZATION PLAN

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CITY OF PITTSBURG

NEIGHBORHOOD REVITALIZATION PLAN

PURPOSE:

This plan is intended to promote the revitalization and development of certain areas within the City of Pittsburgh by promoting the rehabilitation, conservation, and redevelopment of areas in order to protect the public health, safety, and welfare of the residents of the city. More specifically, the City will offer certain incentives including property tax rebates, for certain improvements or renovation of property within the designated area.

I. LEGAL DESCRIPTION OF NEIGHBORHOOD REVITALIZATION AREA

Area 1:

Point of Beginning: Corner of 4th and Chestnut.

Beginning at the Southwest corner of Lot 42 of Shouts Addition to the city of Pittsburgh, thence North along the East right-of-way line of Chestnut Street 627 feet to the Northwest corner of Lot 31, Shouts Addition; thence East along the South right-of-way of Sixth Street to the Northwest corner of Lot 156, Park Place Improvement Companies First Addition; thence North along the East right-of-way of Woodland Avenue 1020 feet to the Northwest corner of Lot 174, Park Place Improvement Companies First Addition; thence East along the South right-of-way of Ninth Street 386 feet to the Northwest corner of Lot 116, Park Place Improvement Companies First Addition; thence North along the East right-of-way of Catalpa Avenue to the South right-of-way of Twelfth Street; thence East 326 feet to the West right-of-way of Miles Avenue; thence South along said line to the Southeast corner of Lot 1, Parkview Second Addition; thence East along the North right-of-way of Tenth Street 790.3 feet to the Southwest corner of Lot 16, Block 4, Pittsburgh Town Companies Third Addition; thence North along the East right-of-way line of Olive Avenue 280 feet to the Northwest corner of Lot 15, Block 4, Pittsburgh Town Companies Third Addition; thence East along the South right-of-way of Eleventh Street to the Northwest corner of Lot 1, Block 4, Hermann Addition;; thence South along the West right-of-way of Taylor Avenue 1440 feet to the Northeast corner of Lot 1, Block 3, Playters Second Addition, thence East along the South right-of-way line of Seventh Street 628.3 feet to the Northeast corner of Lot 1, Block 3, Playters Third Addition; thence south along the West right-of-way of Tucker Avenue 1025 feet to the Southeast corner of Lot 28, Block 7, Playters Third Addition, thence West along the North right-of-way of Fourth Street to the West right-of-way of Joplin Street, being the Southeast corner of Lot 22, Block 24, Original Town Site; thence south along the West right-of-way of Joplin Street 1360 feet to the Southeast corner of Lot 44, Block 48, Original Town Site; thence West along the North right-of-way of Rose Street 952 feet to the Southeast corner of Lot 220, Block 46, Original Town Site; thence South to the Southeast Corner of Lot 12, Block 4, Roger's Coal Company's 2nd Addition; thence West along the North right-of-way line of Kansas Street to the Southwest corner of Lot 9, Block 6 of Playter's Subdivision of Roger's Coal Company's First Addition; thence North 720 feet to the North right-of-way line of Rose Street; then 822 feet East along said right-of-way line to a point on the East right-of-way of Olive Avenue to said point being the Southwest corner of Lot 485, Block 43, Original Town Site, thence North along the East right-of-way of Olive Avenue 560 feet to the Northwest corner of Lot 494, Block 42, Original Town Site; thence West along the South right-of-way of Second Street to the Northwest corner of Lot 81, Joplin Addition, thence North along the East right-of-way of College Avenue 800 feet to a point on the North right-of-way line of Fourth Street; thence West and along the North right-of-way line of Fourth Street to point of beginning.

Area 2:

Beginning at a point on the North line of NW Quarter of the SW Quarter of Section 17, Township 30 South, Range 25 East, Crawford County, Kansas, according to the United States Government Survey thereof, now a part of the City of Pittsburg, Kansas, said point being 200 feet West of the NE Corner of said Quarter Quarter Section: thence West along the North line of said quarter Quarter Section a distance of 652 feet; thence South parallel to the East line of said quarter Quarter Section a distance of 625 feet; thence East parallel to the North line of said quarter Quarter Section 817 feet; thence North parallel to the East line of said quarter Quarter Section a distance of 425 feet; thence West parallel to the North line of said quarter Quarter Section a distance of 165 feet; thence North parallel to the East line of said quarter Quarter Section a distance of 200 feet to the point of beginning.

II. ASSESSED VALUATION OF REAL PROPERTY & LISTING OF OWNERS OF RECORD IN AREA

The assessed valuation of the real estate contained in the Area is listed in Appendix A (attached) for each parcel, for land and building value separately. Each owner of record of each parcel is listed together with the corresponding address if any. The listing may not be all inclusive of the areas of land included in the legal description and any inadvertent exclusion will not prevent a parcel of land within the legal description boundaries of qualifying for the tax rebate.

III. ZONING CLASSIFICATIONS AND LAND USE MAP

The Zoning Map and the Land Use Map are both as Appendix A found directly behind the Neighborhood Revitalization Plan.

IV. CAPITAL IMPROVEMENTS PLANNED FOR THE AREA

Several projects in the area have already been completed or are currently underway or planned for the future. The West Fourth Street overlay project was completed on September 15, 1999. The overlay project included street improvement from Broadway to the 69 Bypass on Fourth Street. Another recent improvement included the complete renovation of Forest Park, now Paul B. Leffler Rotary Park. This improvement included a new playground, a picnic gazebo, restroom facilities and a softball diamond. Several parking lots have been improved in the Neighborhood Revitalization Area; 6th and Pine, both corners. The historic arches were saved and included as part of the improvement on one of the parking lots.

Future improvements in the area include:

- Lincoln Park; Golf Course improvements, hiking/biking trails, new Park & Rec. Office.
- Immigrant Park
- Downtown Revitalization Program
- Downtown Sidewalks and Lighting
- St. Mary's-Colgan Improvements; new elementary school, new gymnasium, parking area and playground

V. PROPERTY ELIGIBLE FOR TAX REBATE

Residential Property

14. Rehabilitation, alterations and additions to any existing residential structure, including the alteration of a single-family home into a multi-family dwelling, shall be eligible.
15. Construction of new residential structures, including the conversion of all or part of a non-residential structure into a residential structure, shall be eligible.
16. Improvements to or construction of new residential accessory structures such as gazebos, swimming pools, etc. shall not be eligible.
17. Improvements to or construction of new accessory structures such as garages, workshops, and storage buildings shall be eligible.
18. Eligible residential property may be located anywhere in the neighborhood revitalization area.

Commercial/Industrial Property

1. Rehabilitation, alterations and additions to any existing commercial structure used for retail, office, manufacturing, warehousing, institutional or other commercial or industrial purposes shall be eligible.
2. Construction of new commercial structures, including the conversion of all or part of a non-commercial structure into a commercial structure, used for retail, office, manufacturing, warehousing, institutional or other commercial or industrial purposes shall be eligible.
3. Eligible commercial or industrial property may be located anywhere in the neighborhood revitalization area.

VI. CRITERIA FOR DETERMINATION OF ELIGIBILITY

All real property and all improvements, thereon, in the designated areas as provided and attached as Exhibit A, within the City of Pittsburgh are eligible to apply for revitalization under this plan.

1. Construction of an improvement must have been commenced on or after January 1, 2000, the effective date of enactment of the tax rebate program.
2. An application for rebate must be filed within 60 days of the issuance of a building permit and prior to start of construction.
3. The minimum investment in an improvement shall be \$5,000 for residential property and \$10,000 for commercial and industrial property.
4. Property eligible for tax incentives under any other program adopted pursuant to statutory or constitutional authority shall be eligible to submit only one application per project.
5. A Structure means any building, wall or other structure, including the building and improvement to existing structures and fixtures assimilated to the real estate.
6. There will be a five (5) year application period. At the end of the five years, the tax entities will review the plan and determine its continuation. Those approved during the five year period shall continue to receive the tax rebate for a full five (5) years.
7. Maximum rebate period of five years and 100% tax rebate.
8. New as well as existing improvements on property must conform to all other code rules

and regulations in effect at the time improvements are made, and for the length of the rebate or the rebate may be terminated.

9. Any property that is delinquent in any real estate tax payment to Crawford County and/or special assessment will be ineligible for the Tax Rebate Program at the time of application and the owner will be notified immediately of ineligibility.
10. Commercial or industrial property eligible for tax incentives under any adopted Neighborhood Revitalization Plan and any existing tax abatement program, may submit only one application per period.
11. If the property that has been approved for a tax rebate is sold, the rebate remains in effect and will transfer to the new property owner.
12. No applications will be processed until approval has been received on the interlocal agreement from the Attorney Generals Office.

VII. APPLICATION & PROCEDURE FOR SUBMISSION OF APPLICATION

Prior to filing the application for a tax rebate, the following steps must be taken: (Application attached as Appendix B.

1. Obtain an application from the City of Pittsburg Community Development & Housing office located at 603 N. Pine after obtaining a building permit.
2. Prior to the commencement of construction on any improvement or new construction for which a tax rebate will be requested, the applicant\owner will complete Part One of the application.
3. The application must be received and approved before commencement of construction. A non-refundable \$25.00 application fee must accompany the application.
4. The City of Pittsburg will return a copy of Part One to the applicant within fifteen (15) working days indicating approval or denial of the project.
5. The City of Pittsburg Community Development & Housing Office will forward a copy of Part One to the City Building Inspector for notification and information purposes. A copy of the application will also be forwarded to the County Clerk for monitoring purposes.
6. The applicant/owner shall notify the City of Pittsburg's Community Development & Housing Office of the commencement of construction by completing part two of the application.
7. For any improvement that is only partially completed as of January 1st of any year following the commencement of construction;
 - The owner/applicant shall file Part Three of the application with the County Appraiser indicating the status of construction as of January 1st. Part Three shall be completed on or before December 15th, preceding the commencement of the tax rebate period.
8. For any improvement that is completed on or before January 1st, following the commencement of construction shall:
 - The owner/applicant shall file Part Three of the application on or before December 1st preceding commencement of the tax rebate period, certifying the

completion of construction.

9. Soon after January 1st, the City Building Inspector's Office shall conduct an onsite inspection of the construction project (improvement, rehabilitation, or new) to confirm improvement and forward findings to the City of Pittsburgh's Community Development & Housing Office. The tax records shall be revised accordingly.
10. Upon filing of Part Three, and the determination of said real estate, the form will be filed with the County Clerk and the County Appraiser, certifying the project is in compliance with the eligibility requirements for a tax rebate, and the County shall notify the owner/applicant immediately.
11. Upon payment in full, the real estate tax for the subject property, for the initial and each succeeding year period extending through the specified rebate period, and within a thirty (30) day period following the date of tax distribution by Crawford County to the other taxing unit, a tax rebate in the amount of the tax increment will be made to the owner. The tax rebate will be made by the County Treasurer of Crawford 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.

VIII. STANDARDS AND CRITERIA FOR REVIEW AND APPROVAL

1. The property for which a rebate is requested shall conform to all applicable city codes and regulations in effect at the time the improvements are made and shall remain in conformance for the duration of the rebate period or the rebate may be terminated.
2. Any property that is delinquent in any tax payment or special assessment shall not be eligible for rebates and further rebates will be terminated.
3. Following establishment of the increase in assessed value resulting from a specific improvement, the fixed rebate shall be applied to any change in assessed value or mill levy during subsequent years.
4. The Community Development & Housing Division shall have the authority and discretion to approve or reject applications based on the eligibility standards and review criteria contained herein. If an applicant is dissatisfied with the Division's decision, a written appeal may be submitted to the City Council for final determination.

IX. STATEMENT SPECIFYING REBATE FORMULA

The Neighborhood Revitalization fund and tax rebate incentive program shall expire on December 31, 2009. The program may be reviewed annually at which time the council may consider modifications and extensions. The program will be reviewed in the fifth year to determine if an extension is beneficial to the continuance of the program.

The Rebate period shall be for a period of five years following completion of the project for which an application was approved. The Rebate amount shall be for 100% of the total increase in assessed value based upon any improvement or new construction. The \$25.00 application fee shall cover any administrative costs.

APPENDIX A

- **Zoning Classification Map**
- **Future Land Use Map**

APPENDIX B

➤ Application

APPENDIX C

- **Listing of Owners**
- **Assessed Valuation of Real Estate**