



CAMPUS TOWN REDEVELOPMENT INCENTIVE PROGRAM

The City of Maryville is committed to fostering redevelopment within an area defined as Campus Town by encouraging the demolition of sub-standard and dilapidated structures and construction of new buildings. To this end, the City has established the Campus Town Redevelopment Incentive Program to assist in eligible projects.

Purpose of the Campus Town Redevelopment Incentive Program

The purpose of the program is to incentivize property owners within the Campus Town Overlay to enhance the area through infill and redevelopment. The program encourages the demolition of existing structures that may detract from the appearance and functionality of the area while increasing the assessed value of the property through redevelopment.

- Attract infill and redevelopment investment in a distressed corridor
- Encourage projects that will help reduce neighborhood blight
- Stimulate and facilitate proper design through planned redevelopment
- Encourage the formation of public/private partnerships for revitalization efforts

Geographic Boundaries of the Program

The City of Maryville has designated a Campus Town Overlay within the city limits. (See attached map). The area is generally located East of Northwest Missouri State University west of Main Street and is focused as the boundaries for the program. The overlay district was created in July 2012 and designed to encourage the development of rental residential adjacent to campus and away from other predominately single-family neighborhoods.

Features of the Program

The program assists property owners by potentially eliminating tipping-fees for demolition debris on all structures within the geographic boundaries cited herein. A one-hundred percent (100%) waiver of the per-ton tipping fee at the Maryville Transfer Station may be granted for **pre-approved** redevelopment projects. Approved projects will show significant redevelopment potential and benefits to the overlay district. In conjunction with the tipping fee waiver, the program eliminates all building permit fees for the approved redevelopment. Water tap, sewer tap, demolition, building, plumbing, mechanical, and electrical permit fees may all be waived upon approval of the project plans. Actual water meter costs will not be waived with this program.

Permit fees for vacant lot construction may be waived through the same application and review with the elimination of all existing structure and demolition requirements listed herein. Infill development fee waivers will be subject to submittal of plans that meet all applicable municipal codes and zoning requirements.

Requirements of the Program

- Complete Campus Town Overlay Incentive Program application
- Applicant must be the legal owner of the property
- Owner/Developer must submit a prepared plan for redevelopment of the cleared site
- Approved redevelopment plan must conform to all applicable Municipal Codes and Zoning requirements.
- All proper permits must be obtained regardless of fee waiver
- Existing structures must be considered “sub-standard” or “dilapidated” for fee waiver
- Any demolition debris subject to the tipping fee waiver must be brought to the Maryville Transfer Station located at 1860 N. Main, Maryville, MO 64468
- Waiver of tipping-fees for demolition debris may not exceed \$20,000 per project
- Redevelopment property must not have tax liens, utility fees, or civil penalties

Housing Condition Criteria

Standard – A standard structure is one that, upon initial inspection from the exterior of the structure, appears to be in good structural condition. The structure may need new paint, gutters replaced, or other minor repairs, but is in no significant state of blight or disrepair. The structure will exhibit no more than two minor defects and no major defects.

Sub-standard – Upon initial inspection, a sub-standard building appears to be in a state of general disrepair. The structure needs work in order to halt further deterioration. The building appears to be structurally sound, but exhibits minor structural defects. Sub-standard buildings will have between three or four minor defects and no major defects.

Dilapidated – Dilapidated structures appear in a serious state of disrepair. The building needs extensive repair or removal in order to protect the health and safety of inhabitants or the general public. The building exhibits little or no structural integrity. Dilapidated buildings will have more than four minor defects and/or one or more major defects.

Examples of minor and major defects may include, but are not limited to the following:

Minor Defects:

- Swayed roof
- Damaged roof or shingles
- Uneven and/or cracked foundation
- Uneven windows and/or doors
- Broken windowpanes
- Bare and/or unfinished wood (unpainted)
- Missing and/or damaged exterior siding
- Exposed installation
- Minor decay and deterioration
- Uneven steps and/or missing handrails
- Porch, deck, and/or balcony in a state of disrepair
- Gutters and downspouts in disrepair

Major Defects:

- Sagging roof or structurally unsound
- A significant area of damaged roof or shingles
- Serious uneven and/or cracked foundation
- Numerous broken and/or missing windows or doors
- Severely damaged and/or missing siding
- Major decay or deterioration to any part of the building
- Steps, porch, deck, and balconies with structural deterioration
- Holes in fascia/soffit area
- Structure has been tagged as dilapidated according to Municipal Code

Duration of the Program

The Campus Town Redevelopment Incentive Program is approved by Resolution No _____ adopted by the City Council on April 8, 2013. The program shall commence on April 9, 2013 and terminate on April 9, 2015. No tipping fees shall be waived after the termination date even if such debris is the result of demolition occurring prior to the termination date. No permit fees shall be waived if application for the permit has not been made by the termination date even if the overall site plans have been previously approved. Any permits previously granted must be utilized within six (6) months of the termination date or such permit will be revoked and will not be reissued without the appropriate fee being paid.

Review Criteria

When reviewing proposals, the City shall take the following into consideration:

- Condition of existing structures
- Strength of the applicants infill or redevelopment plan
- Impact to the tax base and overall economic impact of the project

- Improvement to the overall appearance of the site and overlay district
- Appropriateness of the redevelopment and the compatibility of use for the surrounding area
- Whether the proposed project will assist in reducing blight in the surrounding area
- Redevelopment plans that provide visual interest through use of architectural detailing and enhancements of any visual façade visible from public right-of-way.

There is no right to entitlement to waiver of fees cited herein and all application decisions are made at the discretion of the granting authority. All applications will be closely reviewed by the City Manager whom retains the authority to administratively waive all or a combination of fees described in the program.

Unless otherwise provided herein or by any other governing ordinance or law, any person aggrieved by a decision, fee or requirement established or made pursuant to this Article shall, prior to seeking any judicial or statutory relief, if any, file a written appeal of such decision, fee or requirement with the Council within seven (7) days of such decision or imposition of such fee or requirement, specifying the provision and including specific details of the alleged claim or grievance, and an evidentiary hearing shall be held on such appeal by the Council or its designee to render a final decision. Nothing herein shall deny or preclude any additional applicable appeal remedy that may be granted by federal or state law after such final decision.

Approval of an application does not automatically grant any rezoning or municipal code variance that may be required for a redevelopment plan to satisfy all requirements. All fee waivers are subject to guidelines established in the Campus Town Redevelopment Incentive Program and fund availability.

Performance

Upon approval, the recipient must demolish the current structure (s) within three (3) months from the date of agreement. Construction of the redevelopment or infill project must be completed within one (1) year of the agreement unless an alternate timeline is pre-approved. Performance agreements are required for all approved applications. The waiver of tipping and permit fees is treated as a forgivable loan enforceable by all legal recovery methods. If the property is sold, transferred, or otherwise alienated by the recipient within the performance period, it is considered a breach of the performance agreement. The recipient shall also agree to be subject to periodic inspections and meetings to ensure compliance with the terms of the performance agreement.

Program Eligibility Exclusions

- Religious organizations for sectarian purposes
- Political activities
- Civic Organizations
- Educational Institutions
- Structures not within the boundaries of the Campus Town Overlay