

Fee Reductions for Certain Permit Applications within special designated areas

May 6, 2008



Why Provide Incentives?

- Incentives are used as a strategy to leverage investment, lower the cost of doing business and level the playing field.
- Incentives mitigate a perceived weakness.
- Merely having incentives keeps an area competitive.

Downtown Revitalization Plan

The Downtown Plan approved in late 2006 envisioned that a number of incentives would be part of the plan implementation.

- An Incentives Taskforce was formed and an incentives report was provided to the City in August 2006
- As part of Plan adoption, City Council directed staff to develop an Implementation Strategy with financing mechanisms such as incentives as a priority item
- A number of incentives are already approved and in place for the Downtown Plan area



Current Downtown Incentive Programs

Direct:

- Facade Improvement Grant Program
- Green Building Grant Program
- Downtown Sale & Use Tax Rebate Program

Indirect:

- International Existing Building Code
- Development Coordinator assistance through building permitting process

Fee Reduction Incentive for Specified Development Permits



- Apply to specific permit applications within the TIRZ district of the Downtown and areas to be considered for designation as Neighborhood Empowerment Zones
- A 100% reduction is proposed for the first year of this program with a graduated reduction each fiscal year until phase out in five years as follows:

<u>Year 1</u>	<u>100%</u>
<u>Year 2</u>	<u>80%</u>
<u>Year 3</u>	<u>60%</u>
<u>Year 4</u>	<u>40%</u>
<u>Year 5</u>	<u>20%</u>

Historic Designation

Rezoning for Historic Designation

- For properties seeking historic designation, or an H-overlay, via a rezoning application, the fee is eliminated
- This is a permanent provision

Building Permits for Properties with Historic Designation (H-overlay)

- A 50% reduction in the plan checking fee is proposed
- Provision sunsets after five (5) years



Off-Premise Sign Demolition

- For demolition of off-premise signs, such as billboards, a 25% reduction in the fee is proposed
- Provision sunsets after five (5) years

Title 5 (Business Taxes, Licenses and Regulations)

Permit Application	Reduction Proposed	FY 2007 Fees
Off-Premise Sign Demolition	25% Reduction	\$69

Title 18 (Building Permits)

Permit Application	Reduction Proposed	FY 2007 Fees
Demolition of any building or structure	25% Reduction	\$104
Plan Checking Fee for properties located in a historic district or with an H-overlay	50% Reduction	Varies depending on valuation of improvements
Grading permit-clearing and access	Graduated Reduction	Varies by acreage

Title 19 (Subdivisions)

Permit Application	Reduction Proposed	FY 2007 Fees
Subdivision	Graduated Reduction	Varies by subdivision type
Vacation of recorded subdivision	Graduated Reduction	\$142.75
Resubdivision	Graduated Reduction	Varies by subdivision type
Vacation of public easement	Graduated Reduction	\$342.60
Metes and bounds dedication of a public easement or right-of-way	Graduated Reduction	\$571.00

Title 20 (Zoning)

Application	Reduction Proposed	Fees
Special Permit	Graduated Reduction	Varies by acreage
Rezoning	Graduated Reduction	Varies by acreage
Detailed Site Development Plan	Graduated Reduction	Varies by acreage
Rezoning to Add a Historic Overlay	No Fee	Varies by acreage