

# **ECONOMIC DEVELOPMENT AUTHORITY and the CITY OF SPICER**

## **Policy on Business Property Demolition**

### **1. PURPOSE**

- 1.01 The purpose of this policy is to establish the City of Spicer's and Spicer's Economic Development Authority position as it relates to subsidizing demolition costs of existing business and residential property within commercial or business zoning and intended to be redeveloped into new or remodeled commercial or business property. This policy shall be used as a guide in processing and reviewing applications requesting financial assistance to demolish these types of existing property within the City of Spicer.
- 1.02 This policy is intended to support economic activity within the City of Spicer, to improve the scenic landscape and to help increase the tax base of commercial properties within the City of Spicer.
- 1.03 The city shall have the option, by action of the City Council, to amend or waive sections of this policy when determined necessary or appropriate, and in keeping with the best interests of the city.

### **2. STATUTORY LIMITATIONS**

- 2.01 In accordance with the City of Spicer's and Spicer's Economic Development Authority policy on Business Property Demolition, assistance requests and any related funding of a request must comply with all applicable statutes and ordinances.

### **3. ELIGIBLE USES FOR THE RECEIPT OF DEMOLITION ASSISTANCE**

- 3.01 Financial assistance may be used to pay for costs to demolish existing property and other costs associated with the project in order to position the property to be redeveloped into commercial or business property.
- 3.02 Financial assistance may be used to pay for costs to demolish existing property and other costs associated with the project in order to improve the scenic landscape.

### **4. BUSINESS PROPERTY DEMOLITION ASSISTANCE APPROVAL CRITERIA**

- 4.01 Property owner(s) must request assistance in writing.
- 4.02 Property owner(s) shall obtain a building demolition permit from the Spicer Building Official.
- 4.03 Property owner(s) will present documentation which allows for proper determination of the cost of demolition of the property. In most cases, this will include at least 3 estimates for the total demolition cost.

4.04 In the case of demolition of existing residential property, a plan or documentation showing the related redevelopment into the commercial or business property will be included with the request.

5. **LEVEL OF ASSISTANCE FOR A BUSINESS PROPERTY DEMOLITION PROJECT**

5.01 The level of assistance which the city may consider within this policy for any one project will be limited to 30 percent of the total demolition costs up to a maximum of \$20,000.00. In situations where the total assistance will be less than \$20,000.00, a higher percentage may be considered.

5.02 Property owner(s) may present more than one request for multiple projects for any single designated property.

5.03 Disbursement of the funds will normally be dispersed at the end of the project, after demonstrating full compliance with the building demolition permit, but in special situations may be disbursed before or during the project, and after property owner presents proof of payment for the total cost of the demolition.

Adopted by the EDA March 6<sup>th</sup>, 2012

Adopted by the city of Spicer, April 17<sup>th</sup>, 2012