

City of Kings Mountain
Appendix_B_Downtown_Customer_Inducement_Grant_Program_Application

DOWNTOWN CUSTOMER INDUCEMENT GRANT PROGRAM APPLICATION FORM

Property Address: _____

Current Use: _____

Applicant: _____

Address: _____

Telephone #: _____ Cell #: _____

Email: _____

Tenant's Name (if applicable): _____

Mailing Address: _____

Telephone #: _____ Cell #: _____

Description of Project: (In addition to this description attach architectural drawings as necessary)

Total Estimated Costs: (Attach estimates, bids and receipts that are applicable.)

Number of Existing Utility Customers (Accounts):

Number of Additional Utility Customers (Accounts) Resulting From the Project:

Description of Existing Utility Usage and New Utility Usage Resulting From the Project:

I understand that the incentive grant must be used for the purpose described in the application as approved or amended by City Council. I further understand that the primary purpose of the grant is to repair and renovate buildings in a manner so that the safe, reasonable and beneficial use of City utilities may be the result.

Applicant

Date

OVERVIEW

In order to expand economic development options for the City of Kings Mountain that will diversify and increase the tax base, offer improved employment opportunities for its citizens and promote the economic growth and welfare of the business community, the City Council hereby establishes inducement guidelines to encourage new business and residential location decisions within the City and to assist existing businesses expanding within the City. The Downtown Incentives Grant program formalizes guidelines that create the parameters for local government economic development incentives that encourage business investments in real property and help promote the City of Kings Mountain as an excellent site choice for new commercial and residential locations.

ADMINISTRATION

Applications shall be made to the Main Street Department subject to that department's coordination of a review by the Downtown Design Review Committee and the Building and Zoning Department (appropriateness of construction drawings). Additionally the Main Street Department may seek technical assistance from others and correct definitions in the application prior to formal review. A recommendation shall be forwarded to the City of Kings Mountain City Council by the Main Street Director that includes the amount of the grant and conditions.

I. DOWNTOWN CUSTOMER INDUCEMENT PROGRAM PARAMETERS

This grant involves a contractual agreement between the City and an existing or new business entity with the municipality's downtown boundaries (see attachment A). That agreement would allow for a financial incentive grant based upon the actual investment value, schedule for expenditures and historical context.

The City will require the business to "pay in full" annually total property taxes due. If the business has met specific criteria as outlined in a formal agreement, general fund monies would be returned to the business in the form of a local downtown development incentive grant.

Each grant would be dealt with on an individual basis using guidelines established under the directions of the Kings Mountain City Council. The guidelines for the program shall be subject to periodic review. Changing economic conditions may cause the City Council to modify, amend or even terminate the program subject to compliance with any downtown development incentive grants in effect at that time.

A. PROJECT QUALIFICATIONS

1. The grant requested and received must result from the creation of new additional utility customers with utility usage of a typical residential customer or retail business customer.
2. The subject property must be located in the designated downtown area (see attachment A).
3. Owner of property or tenant with owner's written permission is the applicant. If the tenant is the applicant, then s/he will receive the grant.
4. At least three years have elapsed since the last grant was awarded and the property is in need of further improvement. Extenuating circumstances may include a change in property ownership or if maximum grant funds were not previously allocated.
5. Grant payments will not be made unless the applicable business is current in all other required

City of Kings Mountain
Appendix_B_Downtown_Customer_Inducement_Grant_Program_Application

local property tax payments of record with the City of Kings Mountain, current in all utility payments due to the City, and compliant with all land-use regulations of the City.

6. Downtown development inducement program incentive grant benefits may not be transferred or otherwise conveyed to another party without the specific consent of the City Council.
7. All downtown development incentive grants will be conveyed by a formal agreement between the entity receiving the grant and the City or its agent as deemed appropriate.
8. An application for a general inducement grant and specific application approval action by City Council (or its designated agency) must precede any general inducement work including such work that does not require a building permit.

B. GRANT VALUE

The potential value of the downtown customer inducement program grant may be a total of \$1,000 per new utility account created. The total amount of net new investment in repairs, rehabilitation and renovations directly related to the creation of a new business or housing unit that creates a customer where there were not one before must exceed \$5,000.

If approved by City Council or its agent, then a legal agreement describing the project, stating expected performance benchmarks and recourse for noncompliance will be drawn up and recorded in the Office of Register of Deeds.

C. PROJECT CRITERIA

In order for a property to become eligible for a downtown development inducement incentive grant, the criteria listed below must be identified in the application. These items are to be used as minimum standards for evaluation of industrial projects. The City Council or its designated agency, at their discretion, may require additional criteria.

The criteria for consideration in authorizing a downtown development inducement grant may include but are not limited to:

- Minimum level of net new investment is \$5,000 in land, building, facility improvements and taxable equipment exclusive of facade improvements projects;
- The number of new additional utility accounts created;
- The type and level of consumption of the utility account created;
- The relationship between jobs development and total investment;
- The property is in the area described by the attached map.

Secretary's Standards for Rehabilitation

Rehabilitation projects must meet the following Standards, as interpreted by the National Park Service, to qualify as “certified rehabilitations” eligible for the 20% rehabilitation tax credit. The Standards are applied to projects in a reasonable manner, taking into consideration economic and technical feasibility.

The Standards apply to historic buildings of all periods, styles, types, materials, and sizes. They apply to both the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building’s site and environment as well as attached, adjacent, or related new construction.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

City of Kings Mountain
Appendix_B_Downtown_Customer_Inducement_Grant_Program_Application

