

Pub. Imp. \_\_\_\_\_  
Govt. Gmt. \_\_\_\_\_  
Emer. \_\_\_\_\_  
P. Hrngs. 4-12-04  
Pgs. 4  
Filed: 8-2-05

Sponsored by: CARLSON

First Reading: August 8, 2005

Second Reading: August 22, 2005

COUNCIL BILL NO. 2005 - 256

GENERAL ORDINANCE NO. 5490

AN ORDINANCE

1 AMENDING the Springfield City Code, Chapter 36, to adopt a new Section 36-1  
2 establishing a fee schedule for economic development incentives and to  
3 adopt this proposed fee schedule in accordance with the requirements and  
4 provisions of Chapter 2, Article VI, Division 3, Section 2-425(a) (Staff  
5 recommends approval).

6  
7  
8  
9 BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SPRINGFIELD, MISSOURI, as  
10 follows:

11  
12 Section 1 - That Chapter 36 is hereby amended to adopt a new Section 36-1 related  
13 to fees for economic development incentives. That a schedule of fees and charges shown  
14 in Exhibit A for the Planning and Development Department is adopted, which Exhibit A is  
15 attached hereto and incorporated herein by reference. City officials are authorized to  
16 charge the fees shown on Exhibit A.

17  
18 Sec. 36-1. Fees for Economic Development Incentives

19 The Director of Planning and Development or his designee shall not accept an  
20 application for processing for any economic development incentives listed on the  
21 following schedule unless and until the applicant has paid the appropriate fee as  
22 stated thereon or has entered into a written agreement related to payment of the  
23 direct costs related to processing such application.

24  
25 [Fee Schedule from Exhibit A to be inserted here]

26  
27 Note: Language underlined has been added.  
28

31 Section 2 - Savings Clause. Nothing in this ordinance shall be construed to affect  
32 any suit or proceeding now pending in any court or any rights acquired or liability incurred  
33 nor any cause or causes of action accrued or existing, under any act or ordinance repealed  
34 hereby, or shall any right or remedy of any character be lost, impaired, or affected by this  
35 ordinance.

36 Section 3 - Severability Clause. If any section, subsection, sentence, clause, or  
37 phrase of this ordinance is for any reason held to be invalid, such decision shall not affect  
38 the validity of the remaining portions of this ordinance. The Council hereby declares that  
39 it would have adopted the ordinance and each section, subsection, sentence, clause or  
40 phrase thereof, irrespective of the fact that any one or more sections, subsections,  
41 sentences, clauses, or phrases be declared invalid.

42 Section 4 - This ordinance shall be in full force and effect from and after passage.  
43  
44  
45

46 Passed at meeting: August 22, 2005  
47

48 Thomas A. Carlson  
49 Mayor  
50

51 Attest: [Signature], City Clerk  
52

53 Filed as Ordinance: August 22, 2005  
54

55 Approved as to form: [Signature], City Attorney  
56  
57

58 Approved for Council action: [Signature], City Manager  
59  
60  
61  
62

Affected Agency Notified:  
Emergency Required:  
Budget Adjust. Required:  
IPO Required:  
Board Rec. Required:  
Public Hearing:  
Sponsor:  
Date: July 11, 2005

**EXPLANATION TO COUNCIL BILL NO. 2005 -**

**ORIGINATING DEPARTMENT:** Planning and Development

**PURPOSE:** To establish a fee structure for economic development incentives.

**REMARKS:**

In early 2005, City Council set a \$1,000 application for Chapter 353 Redevelopment Projects. Other Missouri communities also charge application fees or require a pre-development funding agreement for the use of other economic development incentives.

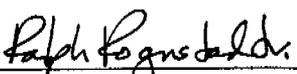
The purpose of charging application fees or requiring a pre-development funding agreement is to recoup at least part of the staff time required to process the application and to provide the required ongoing budgeting, collection and reporting.

Approval of the incentive is not the end of staff's commitment. Many of the incentives require quarterly or annual reports to the City Council or the State, publication requirements, etc. Staff is spending an increasing amount of time on the processing, reporting, and monitoring of these incentives. Some of these incentives have lives of 10 - 25 years and thus are a long-term commitment.

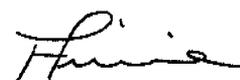
The proposed fee structure is directed at fairly straight-forward projects. More complex projects will require a pre-development funding agreement wherein the developer may be responsible for direct costs of outside legal counsel, market feasibility studies, etc.

The proposed fee structure includes economic development incentives currently used by the City as well as several that have not been used by the City.

Submitted by:

  
\_\_\_\_\_  
Planning and Development

Approved by:

  
\_\_\_\_\_  
City Manager

	<b>ECONOMIC DEVELOPMENT INCENTIVE</b>	<b>FEE *</b>
1	Chapter 353 Blight Study and Redevelopment Plan including Property Tax Abatement and/or Eminent Domain (Prepared by Developer - Fee already approved by Council)	\$1,000 + Direct Costs
2	Chapter 353 Blight Study and Redevelopment Plan including Property Tax Abatement and/or Eminent Domain (Prepared by City)	Agreement Required
3	Chapter 99 Blight Study and Redevelopment Plan (Prepared by Developer)	\$750 + Direct Costs
4	Chapter 99 Blight Study and Redevelopment Plan (Prepared by City)	Agreement Required
5	Chapter 99 Property Tax Abatement (Blight Report and Redevelopment Plan already adopted)	\$250
6	Chapter 99 Bond Issue	Agreement Required
7	Chapter 100 Tax Abatement	\$1,000 / \$1 Million Project Cost
8	Transportation Development District	\$1,000 + Direct Costs
9	Community Improvement District	\$1,000 + Direct Costs
10	Neighborhood Improvement District	\$1,000 + Direct Costs
11	Tax Increment Finance District and State Tax Increment Finance Districts	Agreement Required
12	Missouri Downtown Economic Stimulus Act	Agreement Required
13	Downtown Revitalization Preservation Program	Agreement Required
14	Access and Infrastructure Agreement (Sales Tax Rebate)	\$500
15	Missouri Development Finance Board	\$1,000 / \$1 Million Project Cost
16	BEDI / Section 108 Loan	30 Basis Points

\* Direct costs include advertising and notices as required by State Law and/or Council Ordinance.