



# City of Roxboro

## Uptown Development Incentive District Grant (UDIDG)

**Adopted December 8, 2015 by the Roxboro City Council.**

### **I. OBJECTIVES**

The purpose of the UDIDG is to assist in the redevelopment of Uptown Roxboro, by promoting the rehabilitation and adaptive reuse of existing buildings, as well as the new construction of appropriately styled infill growth.

The UDIDG provides an incentive to property owners to improve the appearance, historic character, and viability of Uptown Roxboro, through the encouragement of sustainable investment.

Revitalization goals are to:

- Increase investment dollars from the private sector in the Uptown district.
- Edify local preservation efforts through rehabilitation and flexible usage of Uptown Roxboro's historic structures.
- Improve the visual integrity of Uptown Roxboro.
- Improve the economic vitality of Uptown Roxboro with increased retail, housing and entertainment opportunities.
- Reduce the vacant and underutilized storefronts, upper floors, and properties not up to current code.
- Support existing businesses in Uptown Roxboro through the growth and diversification of Roxboro's economy.
- Broaden the local tax base.

The incentive will be in the form of a grant, based on the formula described in section IV.

### **II. DEFINITIONS**

*Incentive Grant* - a sum of money, established by the Roxboro City Council as the current municipal tax rate per \$100 property valuation, of the difference between the pre-construction appraised tax value of a parcel(s) of property and the post-construction appraised tax value of the same said parcel(s).

*Uptown Development Incentive District* - the project area, as set forth in the attached map, which is incorporated herein by reference as the delineated area of the Roxboro Central Business District.

*Commercial* - uses having to do with commerce. Commercial projects may include mixed uses (as defined in the City of Roxboro Unified Development Ordinance). Commercial uses may include, but



are not limited to: foodservice/restaurant; specialty foods; gifts and specialties; general merchandise; and apparel.

*Blighted Area or Property* – any property or area that is considered to be an economic or social liability that substantially impairs or arrests the sound growth of communities, as defined by the North Carolina Urban Redevelopment Law and determined as such through the City of Roxboro Planning Department.

### **III. PROGRAM REQUIREMENTS & CONDITIONS**

1. All projects must be completed within two (2) years of the date that the grant is awarded. Any extension beyond two (2) years must be requested by the property owner and approved by the administration staff and Roxboro City Council. Failure to obtain an extension may result in rescinded funds.
2. Grant awards are non-transferable and are made only to the owner of the property at the time the application is submitted for the scheduled grant-period, providing said ownership is maintained.
3. Incentives shall be for the rehabilitation of existing structures and new construction, which is deemed to be consistent with the City of Roxboro zoning and development standards.
4. Applications for projects located outside of the Incentive District (as defined in the attached map), but in an historic or “blighted area,” may be brought to Roxboro City Council for review on a case-by-case basis.
5. The amount of the incentive grant is based on the following formula;
  - a. Appraised tax value of site or building is determined before any construction begins, by the Person County Tax Administrator. Documentation provided to the Planning and Development office.
  - b. Appraised tax value of site or building is determined after construction is completed, upon the issuance of a certificate of occupancy, by the Person County Tax Administrator. Documentation provided to Planning and Development office.
  - c. The grant amount is based on the difference between the pre-construction tax value and the post-construction tax value, as determined by the Person County Tax Office.
  - d. The grant amount for projects raising property tax value by a minimum of 25% will follow an incremental scale as follows;  
Year 1 – 80%, Year 2 – 60%, Year 3 – 40%, Year 4 – 20%, and Year 5 – 0%
  - e. Owner pays full amount of newly appraised tax value of property.
  - f. The City of Roxboro provides grant incentive to property owner.
  - g. The incentive grant will begin payback the January of the tax year following the Certificate of Occupancy.
  - h. Four (4) concurrent tax years is the applicable time period for the incentive grant.
6. **It is the responsibility of property owner to submit all project documentation.**

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#### **IV. ELIGIBILITY**

Only those properties located within the Uptown Development Incentive District as adopted by the City Council on December 8, 2015, are eligible for incentives as outlined herein.

Eligible projects will be considered if they meet all of the following:

1. Upon a determination by the City of Roxboro that the development plan for the Property qualifies for a grant, the property owner shall be eligible for a grant based on the incremental increase in property taxes paid for the property as a result of the development.
2. Allowed use within the City's zoning ordinance;
3. Project is located in the Uptown Development Incentive District as seen in the attached map;
4. Project raises tax value of the property by a minimum of 25%;
5. Applicants are the property owner and taxpayer for the property;
6. All applicants are in good standing with the City of Roxboro for all services, taxes, and utilities;
7. Structures meet state and local building codes as approved by the local building inspector and City Fire Marshal; and
8. Any residential projects included are in the creation of upper floor units, in an existing commercial structure, with a commercial use on the street level; or as part of a new mixed-use (as defined in the City of Roxboro Unified Development Ordinance) or housing development to be located in a "blighted" area.
9. **Property owners can only qualify for the incentive grant once every five (5) years for each, individual property.**

#### **UDIDG Application Process**

1. The UDIDG project managers will be the City Manager and the Community Planner. Their duties and responsibilities will be to administer the project in conjunction with the Person County Tax Office.
2. The applicant(s) will secure the UDIDG application form from the Planning and Development office.
3. The applicant will submit the completed application, with the proposed development plans, to the Community Planner **PRIOR TO THE BEGINNING OF CONSTRUCTION**, for review of the project's compliance with all UDIDG goals and requirements.
4. Application, once approved by the review staff, will come before the Roxboro City Council for a public hearing, before a final determination is made on the issuance of the grant.
5. Appraised tax value of site or building is determined after construction is completed, upon the issuance of a certificate of occupancy, by the Person County Tax Administrator. Documentation provided to the Planning and Development office.
6. Owner pays full amount of tax bill based on newly appraised tax value of property, annually. Receipt of property taxes paid each year during the grant period is provided to the Planning Development office.
7. The City of Roxboro "grants" property owner the difference between pre-construction tax bill and post-construction tax bill, according to the percentages outlined below;  
Year 1 – 80%, Year 2 – 60%, Year 3 – 40%, Year 4 – 20%, and Year 5 – 0%



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**EXAMPLE**

Current tax value of land and/or building - \$50,000  
 .66 = \$330 Annual City of Roxboro Tax (Before Development)

Completed development to raise tax value of land and/or building - \$250,000 tax value  
 .66 = \$1,650 Annual City of Roxboro Tax (After Development)

**Grant Proposal**

Under above example, owner pays \$1,650 annually in City of Roxboro taxes after project completion. Owner is then “granted” back a percentage of the annual amount minus the tax value before development for four years:

\$1,650 tax bill after development	Year 1 - 80% = \$1,056
- \$330 tax bill before development	Year 2 - 60% = \$792
<b>\$1,320 difference for grant incentive</b>	Year 3 - 40% = \$528
	Year 4 - 20% = \$264
	Year 5 - 0% = \$0
	<b>\$2,640 total grant</b>

**EFFECTIVE DATE OF THIS POLICY**

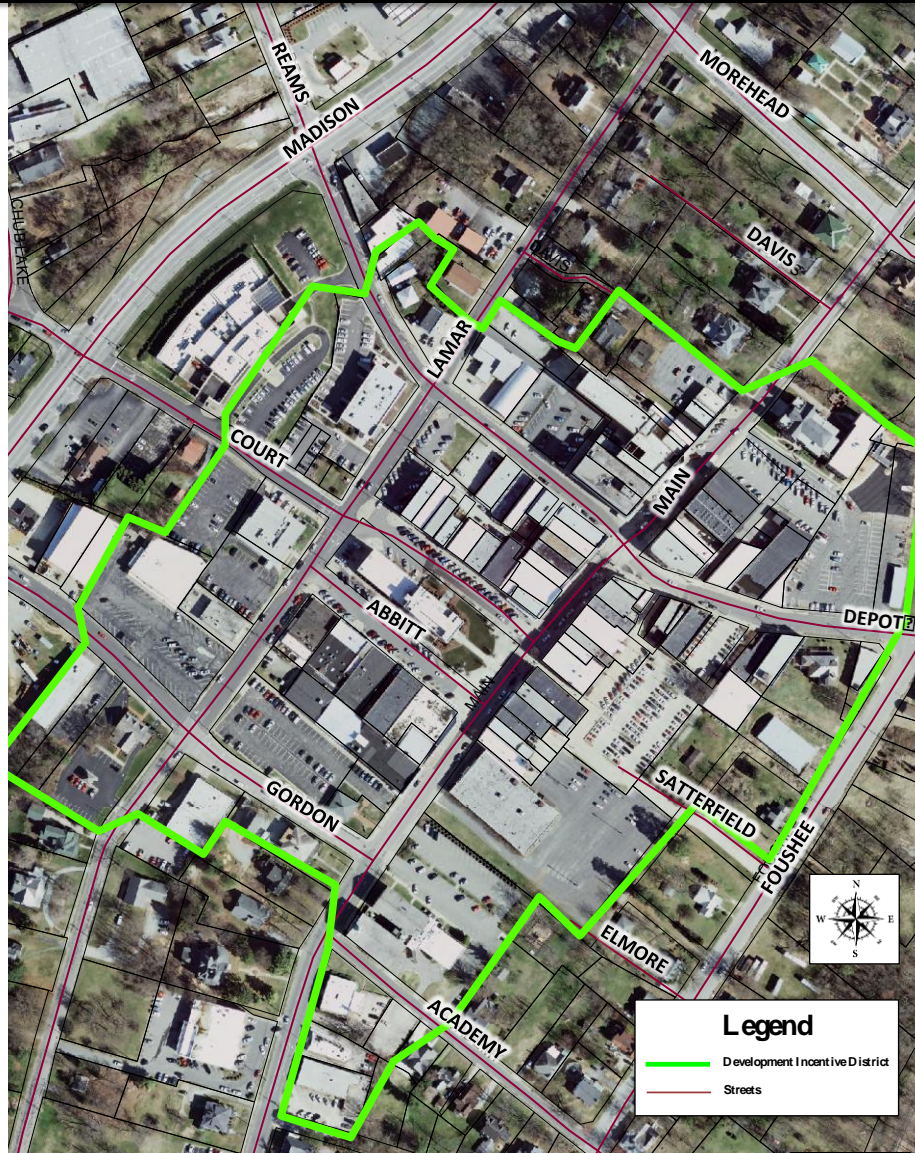
The Uptown Development Incentive District Grant shall be effective to any properties meeting eligibility requirements of this policy, which were under construction pursuant to a valid building permit as of **January 2015**.





## Uptown Development Incentive District (UDID) Map

### Uptown Development Incentive District



Submit all inquiries regarding the Uptown Development Incentive District to:

Community Planner  
Planning & Development Department  
City of Roxboro  
PO Box 128  
Roxboro, NC 27573

