

Inner-City REZ Duplex and Multi-Family New Construction Incentives Package Packet

- Section I: Incentive Overviews
- Section II: Application Process/Eligibility
- Section III: Policies and Procedures
- Section IV: Application

Program Designed by:
Inner-City Residential Enterprise Zone

Program Administered by:
Inner-City Residential Enterprise Zone,
Christian County/Hopkinsville Development Corporation,
and
Community and Development Services

101 North Main Street
Hopkinsville, KY 42240
www.hopkinsvilleky.us
Revised on March 6, 2012

SECTION I
Inner-City REZ
Duplex and Multi-Family New Construction Incentives Program
INCENTIVE OVERVIEWS

Administered By:
Inner-City Residential Enterprise Zone,
Christian County/Hopkinsville Development Corporation,
and
Community and Development Services

INTRODUCTION

The ICREZ Duplex and Multi-Family New Construction Incentives Program is designed to assist with the efforts of the Inner City Residential Enterprise Zone (ICREZ) program's housing stock revitalization component. These incentives were created to encourage contractors/developers to invest in new construction of duplexes and multi-family inner-city residential housing developments. Within this package there are several avenues that contractors/developers can tap into in order to receive financial assistance or rebates for **Duplexes (2 units) and Multi-Family (3 or more units) new construction developments (unless otherwise noted):**

- Community Investment Program (CIP)
- City Property Tax Rebate
- Utility Tap on Fee Waivers & Rebates (HES, HWEA, Atmos) **3 or more units required for HWEA incentive**
- Solid Waste Disposal Services Reimbursement (HSPA)
- Payroll Tax Rebate
- Inner City REZ Rebate
- Landbank Authority (LBA) land
- City Website Advertising
- Technical Assistance for Low Income Housing Tax Credits (LIHTC)
- Short Term Working Capital Security
- Stormwater Management Design Incentive
- Sewer installation financing through the State Revolving Fund **3 or more units required**
- Design Assistance for engineering of water lines **3 or more units required**
- Rebate of sewer or water installation expenses **3 or more units required**

For the purposes of this package duplexes shall be subject to all of the same zoning requirements that are applicable to multi-family developments. Pre-approval of incentives is required and upon completion of the project, the incentives will be awarded. The contractor/developer will submit documentation of their completed project to ensure project meets all program requirements for incentives applied for. This package is funded

through the **Municipal Order 25-2005** creating the ICREZ program. The incentives are contingent upon the availability of ICREZ funds.

Program Boundaries

The ICREZ Duplex and Multi-Family New Construction Incentives Program is offered to encourage development within the four target neighborhood areas and the Downtown Renaissance District of the council approved ICREZ boundaries. The specific boundaries within the ICREZ that are eligible for use of these incentives are identified on the attached map.

Basic Eligibility Requirements

To be eligible for the ICREZ Duplex and Multi-Family New Construction Incentives Program, the applicant's project must be located within the four target neighborhood areas and the Downtown Renaissance District of the Inner-City REZ boundaries and meet specific incentive option requirements. All projects must be a use that complies with all applicable city and state ordinances and regulations.

To be considered for the ICREZ Duplex and Multi-Family New Construction Incentives Program, all development work and land uses shall be subject to compliance with all applicable city and state ordinances and regulations including, but not limited to, the Hopkinsville Zoning Ordinance, Title 15 of the Hopkinsville Code of Ordinances which includes the Kentucky Residential Code (as amended) and the International Residential Code (as amended), and Stormwater Management and Control Ordinance. Furthermore, the development must be maintained to the continual maintenance standard required by **Ordinance 25-2006** adopting the Basic Property Maintenance Code. All developments shall abide by the attached design and compatibility guidelines. For properties that are not acquired through the Landbank Authority, the same deed restrictions are applicable and a deed restriction addressing those continued maintenance and compatibility standards must be attached. A copy of the filed deed restriction must then be submitted to the Community and Development Services prior to any incentives being dispersed.

Community Investment Program (CIP)

The Community Investment Program (CIP) is a low interest loan available through Federal Home Loan Bank (FHLB) to Authorized Borrowers. The FHLB will provide the money to the bank at a discounted rate which then allows the developer to receive a fixed low interest rate loan. The CIP program is available for duplexes and multi-family developments in our urban area at this time. This program is competitive and requires an application be submitted to an authorized FHLB borrower for approval. When using CIP funding a multi-family development must have 51% of its units reserved for a family **at or below 115%** of the Area Median Income (AMI) as determined by HUD and the perspective rent cannot exceed 30% of their annual gross income. When utilizing CIP funds for duplexes both units would have to be reserved for a family at or below 115% of

the AMI as determined by HUD and the perspective rent cannot exceed 30% of their annual gross income.

City Property Tax Rebate

This is a financial incentive that is designed to encourage residential development in conjunction with the Inner-City Residential Enterprise Zone efforts. It works by rebating annually a sum equal to the amount paid in city property taxes for a five (5) year period. Multi-family residential projects that are within the Inner-City REZ boundaries four target areas and the Downtown Renaissance District are considered eligible for this incentive.

Proposed Tap On Fee Waivers & Rebates from HES, Atmos, and HWEA

Hopkinsville Electrical System (HES):

HES offers a \$100 rebate per unit if the unit is all electric and is a new construction duplex or multi-family development in the Inner-City REZ boundaries.

Atmos

Atmos provides gas yard lines at no cost to new construction of duplexes and multi-family units under this program (estimated savings \$400 per line).

Hopkinsville Water Environment Authority (HWEA)

HWEA will provide a 50% discount of water and sewer tap-on fees for new construction multi-family developments within the four target areas and the Downtown Renaissance District of the Inner-City REZ utilizing individual unit water meters with the condition that the projects eligibility requires the landlord to be the joint water customer on the account with the tenant.

HWEA will provide a 100% tap-on fee waiver for any multi-family developments which incorporate a master water meter to serve the development. Applicant will be required to execute attached HWEA incentive clause.

Solid Waste Disposal Services Reimbursement from HSWA

Upon project completion and notification by CDS, developers constructing duplexes or multi-family developments within the four target areas and the Downtown Renaissance District of the ICREZ boundaries would receive up to 25% reimbursement of fees incurred for solid waste disposal services provided by Hopkinsville Solid Waste Authority. Fees charged to the developer for solid waste disposal services during construction shall be paid in full as billed in order to receive reimbursement.

Payroll Tax Rebate

For every job created in new construction of duplexes and multi-family developments within the four target areas and the Downtown Renaissance District of the ICREZ

boundaries that will be filled by hiring an employee that lives within those boundaries prior to commencement of a construction project will make the business owner eligible to receive the tax advantage of 100 % payroll tax rebate for that new employee. This incentive will end once the project is completed. In order to receive the tax rebate the owner/developer must certify that the employee lives in the four target areas of the ICREZ boundaries.

Inner-City REZ Rebate for Duplexes and Multi-Family Developments

The developer/owner will receive a \$1000 rebate from the Inner-City REZ funds *per unit* in a duplex or multi-family development for building in the target inner city areas. An additional \$2000 in incentives *per unit* will be available to owners/developers which adhere to the following:

- Minimum of 2 bedrooms per unit
- Vegetative Buffering
- Parking area in the rear

A Certificate of Occupancy (CO) issued for the structure will be required before rebate eligibility.

Landbank Authority Land

The Landbank Authority (LBA) has land available with clear titles and free of liens. It is now available at little cost to developers to help get it back into productive use. Maps and pictures of LBA properties are available to view on the Community and Development Services website. If a developer is interested in a piece of land they will need to follow the LBA disposal process requiring a submission of a bid for each piece of land. Once property has been acquired and transferred to the developer then the property will be available for other incentives if applicable.

City Website Advertising

Once a development is underway, the property and intended use as well as progress pictures and design layout can be displayed on the city website in order to provide advertising for the properties prior to completion. After completion, pictures of the finished product can also be displayed along with contact information of the developer.

Technical Assistance for the Low Income Housing Tax Credit

The value of the tax credit depends on the type of financing used. For projects *with* federal financing, the tax credit is approximately 4% of the development cost and for projects *without* federal financing the credit is approximately 9%.

Technical assistance will be made available to all applicants seeking to develop a Low Income Housing Tax Credit application. Said assistance funds will be made available through the ICREZ program and are contingent upon the availability of ICREZ funds. Said funds will be limited to a maximum of \$500 per application/project.

Short Term Working Capital Security

This incentive assists in securing financing for short term working capital. It is designed so the owner can obtain a loan by providing collateral toward the project in the form of a twenty-four (24) month Certificate of Deposit (CD). In no case will the CD exceed \$35,000 and credit-worthy applicants (based upon the banks underwriting criteria) must contribute a minimum investment of 10% personal equity.

Stormwater Management Design Incentive (if applicable by development size)

Duplex and multi-family developments with **three or (3) or more** units which require stormwater management for approval, will have the option of requesting the City to design an approved Stormwater Management Plan at the City's expense. When the City designs the Stormwater Management Plan, the owner/developer will sign an indemnification and hold harmless agreement in favor of the City, the Community and Development Services and agents, and will be responsible for implementing the approved Stormwater Management Plan. Failure to install the Plan, as approved, will subject the owner/developer to any sanction or penalties, which might be levied by the City. The owner/developer will be required to post the needed surety for the installation of the public improvement facilities, specifically the Stormwater Management Facility.

Sewer installation financing through the State Revolving Fund (SRF)

SRF funding is possible only if state funds through KIA are available for multi-family developments which are located in the four target areas and the Downtown Renaissance District of the Inner-City REZ boundaries. SRF funding is made available to developers through low interest loans for the installation of sanitary sewer lines.

Design Assistance for engineering of water lines

HWEA's standard water infrastructure assistance will be provided for any public water main extension needed to serve the affected multi-family development which resides in the four target areas and the Downtown Renaissance District of the Inner-City REZ boundaries. If the public water main extension is required to serve the development, HWEA will procure the engineering for the design of the extension at no cost.

Rebate of sewer or water installation expenses

HWEA will rebate 50% of the construction costs for any public sewer system enhancements taken from the revenue that it generates. For example, the cost of \$50,000 for sewer installation would allow the developer to be eligible for \$25,000 in rebates over a 5 year period; however, the rebate is relative to how well the development generates revenue. For instance, if after one year HWEA has received \$1000.00 in sewer charges for the development then the rebate is going to be \$500.00.

SECTION II
Inner-City REZ
Duplex and Multi-Family New Construction Incentives Program
APPLICATION PROCESS

Administered By:
Inner-City Residential Enterprise Zone,
Christian County/Hopkinsville Development Corporation,
and
Community and Development Services

1. Submittal of Application - Submit a completed application and a copy of the site plan and/or survey/plat to the Inner-City REZ Program Coordinator. The official application must be assembled and submitted in its entirety to include all necessary attachments. Six (6) copies of the application and all attachments must be submitted to the Community and Development Services (CDS).

Incomplete applications will not be reviewed by the CDS. All incomplete applications that are resubmitted will be subject to any new policies or procedures that are adopted by the Inner-City Residential Enterprise Zone and/or the Christian County/Hopkinsville Development Corporation and/or the Community and Development Services at the time of resubmission.

2. Applications should be submitted to the following location:

Community and Development Services
Attention: Inner-City REZ Program Coordinator
101 North Main Street
P.O. Box 1125
Hopkinsville, KY 42241

SECTION III
Inner-City REZ
Duplex and Multi-Family New Construction Incentives Program
POLICIES & PROCEDURES

Administered By:
Inner-City Residential Enterprise Zone,
Christian County/Hopkinsville Development Corporation,
and
Community and Development Services

GENERAL POLICIES AND PROCEDURES

- ICREZ Duplex and Multi-Family New Construction Incentives are not entitlements, but are reserved for projects that contribute to the revitalization of the Inner City Residential Enterprise Zone through residential developments in the four target areas of the ICREZ boundaries.
- ICREZ Duplex and Multi-Family New Construction Incentives will only be awarded to residential developments within the four target areas and the Downtown Renaissance District of the ICREZ boundaries.
- Participants in the ICREZ Duplex and Multi-Family New Construction Incentives Program must consent to use of the project for advertising and marketing purposes.
- Participants in the ICREZ Duplex and Multi-Family New Construction Incentives Program must agree to display “*Inner-City REZ Duplex and Multi-Family New Construction Incentives Program*” sign acknowledging assistance during the duration of the project, and ninety (90) days after project completion.
- Applicant hereby acknowledges technical assistance funds provided under the ICREZ Duplex and Multi-Family New Construction Incentives Program shall not exceed \$500 per applicant/project; anything over \$500 will be the applicant’s responsibility.
- Incentives are contingent upon the availability of funds through the appropriate entities.

SECTION IV
Inner-City REZ
Duplex and Multi-Family New Construction Incentives Program

Administered By:
Inner-City Residential Enterprise Zone,
Christian County/Hopkinsville Development Corporation,
and
Community and Development Services

APPLICATION

- Attach copies of proposed contractor's Hopkinsville Business License and Proof of Liability Insurance
- Attach a copy of deed to the property indicating ownership
- Attach a proposed time schedule to complete the work, including anticipated construction start and completion dates
- Attach a copy of the site plan and/or survey/plat
- Complete application packets shall be submitted to the Community and Development Services to the attention of the Inner-City REZ Coordinator
- All new construction work and land uses shall comply with all federal, state, and local ordinances and regulations including, but not limited to, the Hopkinsville Zoning Ordinance and the Kentucky Building Code

Applicant's Name: _____

Applicant's Address: _____

Phone: _____ Cell: _____ Office: _____

Contractor Name: _____

Company Name: _____

Contractor Mailing Address: _____

Phone: _____ Cell: _____ Office: _____

Project Property Address: _____

City Privilege/Business License Number: _____

INCENTIVE PROGRAMS

What incentives are being applied for: *(Check all that apply)*

- Property Tax Rebate HES LIHTC Technical Assistance CIP
 Atmos Payroll Tax Rebate ICREZ Rebate LBA Land
 City Website Advertising HWEA (see attached incentive clause—signature required)
 Stormwater Management Design Sewer installation financing through SRF
 Design Assistance for engineering of water lines HSWA Reimbursement
 Rebate of sewer/water installation expenses Working Capital Security

UTILITY OPTIONS

Please circle:

All Electric

Gas and Electric

EMPLOYER/EMPLOYEES FOR THIS PROJECT

Name of Employer	Address	Phone
_____	_____	_____

Name of Employees	Address	Phone
1. _____	_____	_____
2. _____	_____	_____
3. _____	_____	_____
4. _____	_____	_____
5. _____	_____	_____

If you need additional space, please use separate sheet of paper and attach to back of application

MEMORANDUM OF UNDERSTANDING
CITY OF HOPKINSVILLE, INNER-CITY RESIDENTIAL ENTERPRISE ZONE

THIS MEMORANUM OF UNDERSTANDING [Agreement] made and entered into this ____ day of _____, 20__, by and between _____, whose address is _____, [Applicant/Developer] and the City of Hopkinsville [City], whose address is P.O. Box 707, Hopkinsville, Kentucky 42241, and the Community and Development Services [Commission], separately, and as agent for the City, whose address is P.O. Box 1125, Hopkinsville, Kentucky 42241, and the Christian County/Hopkinsville Development [LDC], separately, and as agent for the City, whose address is P.O. Box 1125, Hopkinsville, Kentucky 42241, and the Surface and Stormwater Utility [SSWU], separately, and as agent for the City, whose address is P.O. Box 1125, Hopkinsville, Kentucky 42241, and by the Hopkinsville Water Environment Authority [HWEA], separately, and as agent for the City, whose address is 401 E 9th Street, Hopkinsville, Kentucky 42240, and by the Hopkinsville Electric System [HES], separately, and as agent for the City, whose address is 1820 E 9th Street Hopkinsville, Kentucky 42240; and by Atmos, separately, and as agent for the City, whose address is 1833 E 9th Street, Hopkinsville, Kentucky 42240, and the Hopkinsville Solid Waste Authority [HSWA], separately, and as agent for the City, whose address is P.O. Box 569, Hopkinsville, Kentucky 42241;

WHEREAS, the City pursuant to Municipal Order _____ has expressed a desire to stimulate the construction of duplexes and multi-family new construction residential housing in the defined target areas and the Downtown Renaissance District of the City known as the Inner-City Residential Enterprise Zone [ICREZ] and has provided economic incentives to encourage and spur residential new construction within the four target areas of the ICREZ boundaries;

WHEREAS, the Applicant/Developer, by Certifications below, has stated his/her eligibility and desire to participate in the ICREZ Duplexes and Multi-Family New Construction Incentives Program, and has bound and certifies construction of the development will be in conformance with the requirements of Municipal Order _____; and

WHEREAS, the Commission are the administrators of Municipal Order _____ and the Commission has determined that the Development is eligible for participation in the ICREZ Duplexes and Multi-Family New Construction Incentives Program.

IT IS THEREFORE UNDERSTOOD AND AGREED AS FOLLOWS:

I. Developer Certifications

A. Statement of Eligibility

I, _____, am the Applicant/Developer of property as designated by PVA Parcel Number _____ and Deed Book _____ Page _____. My development is located

within the four target areas of the ICREZ boundaries of Hopkinsville, Kentucky. I have determined that my development is eligible for participation under the ICREZ Duplexes and Multi-Family New Construction Incentives Program and have attached a copy of the site plan and or survey/plat.

B. Statement of Voluntary Participation

I, the Applicant/Developer of the property as provided herein, understand and agree that my participation in the ICREZ Duplexes and Multi-Family New Construction Incentives Program is voluntary and the requirements as imposed by Municipal Order _____ are a result of my voluntary participation. I understand and agree that I have been advised that I may forego participation in the Incentive Program and that the additional requirements imposed by Municipal Order _____ would not be applicable to my development excluding the requirements generally applicable to the development and subdivision of property in the City of Hopkinsville. I further state and certify that no official, employee, or agent of the Commission, LDC, SSWU, HWEA, HES, Atmos, HSWA, or the City has compelled or required my participation in the ICREZ Duplexes and Multi-Family New Construction Incentives Program as a condition of my development of said property.

C. Statement of Disclosure and Hold Harmless

I, the Applicant/Developer as provided herein, certify that I have been provided a copy of Municipal Order _____. I understand and agree that the incentives as provided in Municipal Order _____ and as outlined herein are based on the available funding, on a first-come, first serve basis and a determination of eligibility. I further understand and agree that the incentives as outlined in Municipal Order _____ may be terminated upon my noncompliance with the terms of the Municipal Order or this Agreement and/or may be terminated by order of a court of competent jurisdiction affecting the validity of Municipal Order _____ or this Agreement.

Further, I, the Applicant/Developer as provided herein, will indemnify and hold harmless the LDC, the Commission, SSWU, the City, the HWEA, the HES, Atmos, HSWA all members of these agencies, and the officers, employees and agents thereof from any and all loss, cost, expense, claims, liability or actions arising from or in connection with this agreement or the administration of the ICREZ Duplexes and Multi-Family New Construction Incentives Program.

II. City Certifications

Preliminary Determination of Eligibility

The Commission determines that the development as referenced herein would be eligible for participation in the ICREZ Duplexes and Multi-Family New Construction Incentives Program. This determination is contingent upon the approval and recoding of a final plat

for the development and/or review and approval of a site plan/survey and the Developer's conformance with the conditions of Municipal Order _____ and this Agreement.

III: Assignment of Rebate

The LDC, the Commission, the City, SSWU, HWEA, HES, Atmos, HSWA and the Applicant/Developer agree that the rebates outlined in Section I "Incentive Overviews" are to be assigned as follows:

<u>REBATE TYPE</u>	<u>PAY AGENT</u>	<u>REBATE RECIPIENT</u>
Water/Sewer Tap On Fee Waiver	HWEA P.O. Box 628 Hopkinsville, KY 42241	_____ _____ _____
All Electric Rebate	HES P.O. Box 728 Hopkinsville, KY 42241	_____ _____ _____
Gas Yard Line Waiver	Atmos 1833 East 9th Street Hopkinsville, KY 42240	_____ _____ _____
Payroll Tax Rebate	City of Hopkinsville P.O. Box 1125 Hopkinsville, KY 42241	_____ _____ _____
ICREZ Rebates (MF)	Local Development Corp. P.O. Box 1125 Hopkinsville, KY 42241	_____ _____ _____
LIHTC Technical Assistance Application Rebate	Local Development Corp. P.O. Box 1125 Hopkinsville, KY 42241	_____ _____ _____
Water/Sewer Line Installation Rebate	HWEA P.O. Box 628 Hopkinsville, KY 42241	_____ _____ _____
Stormwater Management Design Incentive Waiver	City of Hopkinsville P.O. Box 1125 Hopkinsville, KY 42241	_____ _____ _____
Solid Waste Disposal Services Reimbursement (HSWA)	HSWA P.O. Box 569 Hopkinsville, KY 42241	_____ _____ _____

IV. Request for Rebate Payment

All requests for rebate as outlined in Section III of this Agreement shall adhere to the following procedure:

A. Water and Sewer Line Installation Rebate

To be eligible for this rebate, a letter must be submitted to the REZ Administrator at the Community and Development Services, P.O. Box 1125, Hopkinsville, Kentucky 42241-1125. Prior to endorsement by the Commission, the following conditions must be met: 1. The final plat signed and approved and/or site plan has been reviewed and approved for the development by the Commission, 2. The lot for which the rebate is requested has a permitted home with a Certificate of Occupancy issued, 3. Sidewalks have been constructed along the right-of-way adjacent to the lot, 4. Water and sewer service have been installed to service the lot, and 5. The Applicant/Developer is and has maintained conformance with Ordinance No. 07-2005 and this Agreement. Upon confirmation of compliance, the Commission will endorse the rebate request and forward said request to HWEA for review and payment.

B. Payroll Tax Rebate

To be eligible for this rebate, a letter must be submitted to the REZ Administrator at the Community and Development Services, P.O. Box 1125, Hopkinsville, Kentucky 42241-1125. Be sure to attach payroll sheets with documentation of payroll tax paid per employee which resides in the four target areas or the Downtown Renaissance District of the ICREZ boundaries. Once all requirements are confirmed and conformance with Ordinance 07-2005 and Municipal Order _____ are verified a decision will be rendered.

C. All Electric Rebate

In Section IV: Application, please be sure to mark HES Incentive if the development is all electric. Once verified, a letter will be sent on the developer's behalf identifying this project as participating in the ICREZ Duplexes and Multi-Family New Construction Incentives Program. The Applicant/Developer will need to follow up with the communications/customer service representative at HES to provide the specific information on all electrical components in order for the rebate to be processed.

D. Water/Sewer Tap On Fee Waiver & Gas Yard Line Waiver

In Section IV: Application, please be sure to mark the respective incentives. Once verified, a letter will be sent on the developer's behalf identifying this project as participating in the ICREZ Duplexes and Multi-Family New Construction Incentives Program to the respective utility company. The Applicant/Developer will need to follow up with the utility company to provide the specific information regarding obtaining a tap on line.

E. LIHTC Technical Assistance Application Rebate

In Section IV: Application, please be sure to mark the respective incentive. A conference will need to be held with the Inner-City REZ Program Coordinator to establish timelines and make contact with the technical advisor. Once application has been completed and submitted to the funding entity; a copy of the paid invoice for technical assistance must be submitted. The applicant will receive a rebate for the amount of the invoice not to exceed \$500.

F. Solid Waste Disposal Services Reimbursement (HSWA)

In Section IV: Application, please be sure to mark the respective incentive. Once verified, a letter will be sent on the developer's behalf identifying the particular project as participating in the ICREZ Duplexes and Multi-Family New Construction Incentives Program to the HSWA. The Applicant/Developer will need to follow up with the HSWA to provide any copies of the bills paid and cancelled checks required by HSWA to receive reimbursement of 25% of solid waste disposal service fees incurred for the project.

V. Request for Service Incentives

The Applicant/Developer certifies:

A. Storm Water Management Design Incentive

_____ I, the Applicant/Developer, choose not to participate in the Storm Water Management Design incentive as provided under Ordinance No. 7-2005. I will design and implement my own Storm Water Plan in accordance with Chapter 155 of the City of Hopkinsville, Kentucky Code of Ordinances.

OR

_____ I, the Applicant/Developer request participation in the Storm Water Management Design incentive as provided under Ordinance No. 7-2005. I have written and attached a Rebate Request Letter and mailed it to the Planning Services Coordinator, Community and Development Services, P.O. Box 1125, Hopkinsville, Kentucky, 42241.

B. Water Line Engineering/Design Assistance

_____ I, the Applicant/Developer, choose not to participate in the Water Line Engineering/Design Assistance incentive as provided under Ordinance No. 7-2005. I will design my own waterline construction plan in accordance with the requirement of HWEA.

OR

_____ I, the Applicant/Developer, request participation in the Waterline Engineering/Design Assistance incentive as provided under Ordinance No. 7-2005. I

have written and attached a Rebate Request Letter and mailed it to the Planning Services Coordinator, Community and Development Services, P.O. Box 1125, Hopkinsville, Kentucky, 42241.

C. SRF Loan Incentive

____ I, the Applicant/Developer, choose not to participate in the SRF Loan Financing program as provided under Ordinance No. 7-2005.

OR

_____ I, the Applicant/Developer, request participation in the SRF Loan Financing incentive as provided under Ordinance No. 7-2005. I have written and attached a Rebate Request Letter and mailed it to the Planning Services Coordinator, Community and Development Services, P.O. Box 1125, Hopkinsville, Kentucky, 42241.

VI. Effective Date of Participation

The Developer’s participation in the ICREZ Duplexes and Multi-Family New Construction Incentives Program and eligibility for Rebates and Incentives will not commence until the plat/survey has been approved and recorded and/or site plan has been reviewed and approved for the Development by the Commission. The effective date of participation is the date on the fully executed compliance agreement or the date on which the final plat is recorded in the Office of the Christian County Clerk. For the purposes of Applicant/Developer Rebates as provided in Section III “Assignment of Rebate”, the effective date is the day on which a properly executed letter of request is received by the Community and Development Services.

VII. Termination of Agreement

This Agreement and the Applicant/Developer's participation in the ICREZ Duplexes and Multi-Family New Construction Incentives Program will terminate upon default or noncompliance with the terms of this Agreement and/or Ordinance No. _____ or for any reason listed below:

The undersigned contractor's failure to perform deems the applicant/developer ineligible for participation.

The undersigned contractor certifies that all information given herein is correct and understands that false or incomplete information may be grounds for denial of approval of incentive programs.

The applicant hereby represents that all statements contained herein are true and correct and that all information materially significant to the LDC in its consideration of the application is included.

The applicant acknowledges that it has reviewed the descriptions of the ICREZ Duplexes and Multi-Family New Construction Incentives Program for which it is applying and agrees to comply with those policies.

Applicant's Signature

Date

Steven R. Bourne, AICP
Executive Director, CDS

STATE OF KENTUCKY)
SCT.
CHRISTIAN COUNTY)

Subscribed and sworn to before me by _____,
_____, and _____, this day of _____, 20__.
My Commission expires: _____

Notary Public

SEAL:

J. Dan Kemp, Mayor

STATE OF KENTUCKY)
SCT.
CHRISTIAN COUNTY)

Subscribed and sworn to before me by _____,
_____, and _____, this day of _____, 20__.
My Commission expires: _____

Notary Public

SEAL:

_____ **Derrick Watson, HWEA Manager**

STATE OF KENTUCKY)
SCT.
CHRISTIAN COUNTY)

Subscribed and sworn to before me by _____,
_____, and _____, this day of _____, 20__.
My Commission expires: _____

Notary Public

SEAL:

Tony Sicari, HSWA General Manager

STATE OF KENTUCKY)
SCT.
CHRISTIAN COUNTY)

Subscribed and sworn to before me by _____,
_____, and _____, this day of _____, 20____.
My Commission expires: _____

Notary Public

SEAL:

For Office Use Only:

Received by: _____

Signature

Date: _____

PROGRAMS APPROVED FOR:

Property Tax Rebate

HWEA

ICREZ Rebate

City Website Advertising

LIHTC Technical Assistance

Stormwater Management Design

Working Capital Security

Design Assistance for engineering of water lines

Rebate of sewer or water installation expenses

HES

Atmos

LBA Land

CIP

Payroll Tax Rebate

Sewer installation financing through SRF

HSWA

CITY OF HOPKINSVILLE
CHRISTIAN COUNTY/HOPKINSVILLE DEVELOPMENT CORPORATION
COMMUNITY AND DEVELOPMENT SERVICES
HWEA INCENTIVE CLAUSE

I, _____, do hereby understand that HWEA will be providing me a tap-on fee waiver for every unit in my duplexes and multi-family complex as long as I agree to the following terms: (1) Developer/landlord agrees to pay for any unpaid water and sewer bills that occur as a result of the tenant moving and not paying the bills; (2) HWEA has the right to disconnect any meter if an unpaid bill is not reimbursed by the developer/landlord.

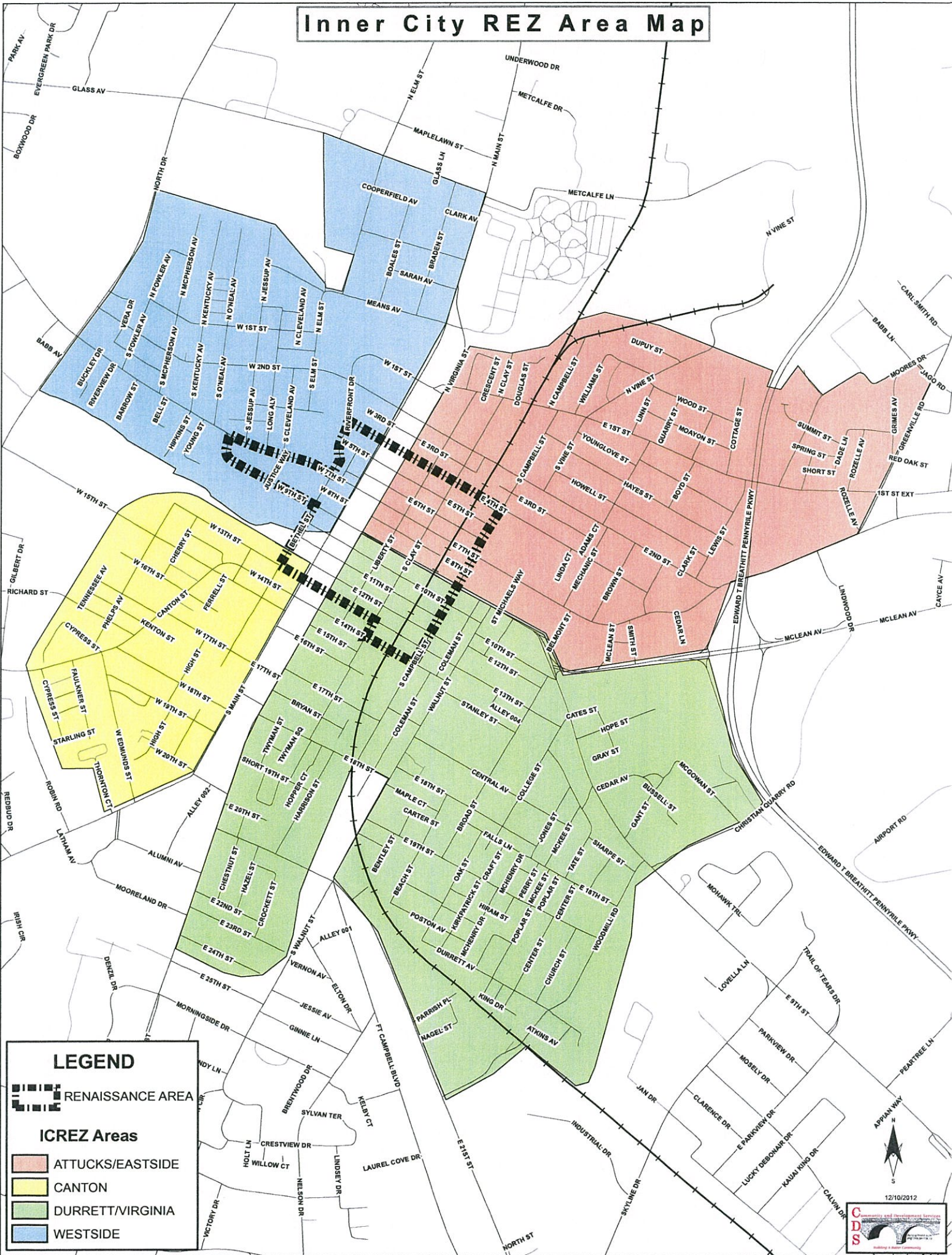
Signature

Date

Derrick Watson
HWEA, Manager

Date

Inner City REZ Area Map



LEGEND

RENAISSANCE AREA

ICREZ Areas

- ATTUCKS/EASTSIDE
- CANTON
- DURRETT/VIRGINIA
- WESTSIDE

12/10/2012

CDS
 Community and Development Services
 Building a Better Community