



## Neighborhood Reinvestment Act Adaptive Reuse Incentive

*\*Ordinance No. 15345*

The City of Jefferson has authorized an Adaptive Reuse program to enhance, encourage and support reinvestment in the City's core. The purpose of this program is to bring vacant buildings which have outlived their original residential purpose and adapt the building for new uses while retaining their historic features. Funds are limited, subject to annual Council appropriation and are available first-come first-served basis.

### ***Eligible Real Estate:***

1. Real estate must be entirely situated within the corporate limits of the City.
2. The residential structure located on real property constructed before December 31, 1959.
3. The residential structure is vacant, and has been continuously vacant for a period of at least 180 days.
4. The real property including the residential structure has a fair market value of \$40,000.00 at the time of purchase.
5. Property is included in one of the adopted neighborhood plans and the proposed use of the property is in compliance with such plan.
6. The property does not have any delinquent taxes, liens, assessments, or other fees due to the City.
7. Property is ineligible to participate in other Neighborhood Reinvestment Act Programs.
8. Owner(s) have committed to spending no less than \$10,000.00 for rehabilitation of the property.
9. Improvement projects must meet appearance guidelines published by the Historic Preservation Commission.
10. Plans for building/façade improvements must be approved by the Façade Improvement Committee.

### **Adaptive Reuse Incentive**

Maximum tax reimbursement incentive is \$2,000.00 per year for 2 years. Requests for reimbursements shall be submitted to the Department no later than June 30<sup>th</sup> each year.

The owner of the real estate shall agree to permit the City to recapture the full amount of any tax reimbursements made if the property ceases to be occupied within 5 years of the date when the owner first becomes eligible to participate in the program. The owner shall further agree to permit the City to assert a lien on the real estate in form of a Deed of Trust in the amount of the \$4,000.00 made to the property owner.

Applications are available at City Hall from Planning and Protective Services or online at [www.jeffersoncitymo.gov](http://www.jeffersoncitymo.gov). Completed applications should be returned to Jayme Abbott, Neighborhood Services Coordinator, 320 E McCarty St, Jefferson City, MO 65101. Please call 573-634-6410 if you have any questions.

Individuals should contact the ADA Coordinator at (573)634-6570 to request accommodations or alternative formats as required under the Americans with Disabilities Act. Please allow three business days to process the request.



**City of Jefferson  
Neighborhood Reinvestment Act  
Adaptive Reuse Incentive Application Form**

**Name** \_\_\_\_\_  
**Address** \_\_\_\_\_  
**Telephone** \_\_\_\_\_  
**E-Mail** \_\_\_\_\_

**Property Information:**

Address of Property: \_\_\_\_\_

Year Built: \_\_\_\_\_ Date Purchased: \_\_\_\_\_ Fair Market Value: \$ \_\_\_\_\_

Proposed Use of Property Following Renovation: \_\_\_\_\_

Estimated Project Cost: \$ \_\_\_\_\_ Estimated Completion Date: \_\_\_\_\_

**Documentation:** Return this form with the following attachments:

- Notarized statement or documentation showing proof of 180 day vacancy requirement.
- Itemized list of proposed exterior improvements including proposed materials, 2 scale sketch of building, paint colors/swatches, etc.
- Cost estimate of improvements to be made.

**Certification By Owner/Applicant**

The Owner/Applicant certifies that all information in this application, and all information furnished in support of this application is given for the purpose of certifying to the City of Jefferson eligibility for the Adaptive Reuse Program and was completed to the best of the Applicant's knowledge and belief. Verification of any information contained in this application may be obtained from any source named herein. I understand funding for this program is subject to annual appropriation by the City Council.

The Owner/Applicant covenants and agrees that as a further condition to participating in this program, the owner of the real estate shall agree to permit the City to recapture the full amount of any tax reimbursements through Deed of Trust if the property ceases to be occupied within 5 years of the date when the owner first becomes eligible to participate in the program.

\_\_\_\_\_  
**Signature of Applicant** \_\_\_\_\_  
**Date**

Completed applications should be returned to:  
*Jayne Abbott, Neighborhood Services Coordinator*  
*320 E McCarty St*  
*Jefferson City, MO 65101*

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