

Mooresville Downtown Incentives

I. PURPOSE

- A. Downtown Mooresville is one of Mooresville's vital economic resources and the economic welfare of Mooresville is directly linked to the vitality, diversity and success of Downtown. Downtown Mooresville has become a hub of art, dining, shopping, music & culture. The Historic architecture of Downtown is a picturesque backdrop to a unique blend of homegrown businesses that you won't find anywhere else.
- B. The purpose of the Downtown Incentives is to stimulate development, encourage expansion and attract ongoing development, encourage flexible building usage and growth
- C. Economic conditions, legal issues or other factors may cause the Town of Mooresville to modify, amend, suspend or even terminate the Downtown Incentives subject to the continuance of contracted grants previously awarded and in effect at that time.

II. ELIGIBILITY

- A. Eligible and Ineligible Uses - Consideration will be given to the type of development undertaken. Eligible uses would be defined as "any permitted use within the MSD" as defined in Town of Mooresville Zoning Ordinance, Town Center District.
- B. Only those properties located within the Mooresville Municipal Service District (MSD) as adopted by the Town Board on June 13, 1990, are eligible for incentives as outlined herein.

III. BENEFITS:

The benefits to the Town of the grant program include:

- Receipt of fees from sales of Water/Sewer
- Reduction of vacant buildings
- Increase in sales tax revenue
- Support of locally owned and small businesses
- Support of existing businesses and possible expansion
- "Smart Growth" and control of urban sprawl
- Infrastructure such as sidewalks and utilities already in place
- Increasing property value of neighboring buildings already in use or redeveloped

IV. The following incentives are available to property owners within the Downtown Mooresville Service District (MSD):

A. Downtown Mooresville Utility Connection Incentive:

Properties located within the MSD will be subject to payment of "System Development" fees only for utility connections. "Utility availability" fees will not apply to those properties located in the MSD. Should the Town Board adopt an expansion of the MSD, this same incentive will apply to the larger MSD district.

Application for the Utility Connection Incentive must be made by the property owner and submitted to the Director of Administration of Finance and Town Manager for approval of the Utility Connection Incentive.

B. Downtown Mooresville Redevelopment Incentive

1. The purpose of this incentive is to encourage and promote infill growth and building rehabilitation throughout Mooresville's Downtown Area. Any owner of a commercial building or vacant property within the MSD is eligible to apply. Residential projects are eligible only in the creation of upper floor units (condominium or rental apartment) in an existing commercial structure with a commercial use on the street level; or as part of a new mixed-use project with the residential component on upper floors. This incentive is in the form of a cash incentive grant based on the increase to the appraised tax value of the property.
2. To be eligible, the property owner and the town must mutually agree to an economic incentive development agreement which will include approval of the proposed development or rehabilitation plan by the Mooresville Town Manager and Planning Director prior to development or renovation for design approval. Each project shall be reviewed for purpose, feasibility, and compatibility.
3. The property owner shall request the redevelopment incentive through the Mooresville Downtown Commission (MDC) Director who will forward a recommendation for approval to the town. The property owner must be current in property taxes for the building. Once a recommendation by the MDC is made, the application will be submitted to the Town Board for final approval.
4. If the redevelopment incentive is approved by the Town Board, over the course of two years after the project is completed, the Town of Mooresville will grant the property owner a cash incentive equal to one-hundred percent (100%) of the increase in town taxes paid due to the increase in appraised tax value for the first calendar year after the investment is made and up to seventy percent (70%) of the increase in town taxes paid due to the increase in appraised tax value for the second calendar year after the investment is made pursuant to an economic incentive agreement between the owner and the Town.
5. The following requirements, at a minimum, must be met to qualify for the redevelopment incentive:
 - a) A minimum of \$300,000.00 worth of investment is required to qualify for the incentive.
 - b) The property owner must certify to the Town Finance Department the amount of the investment in the property on forms provided by the Town Finance Director.
 - c) The incentive will be based on the increase to the appraised tax value of the property
 - d) All taxes due, including taxes assessed based on the newly appraised tax value must be paid.

C. Effective date of this policy

The Mooresville Downtown Incentives shall be effective to any properties to this policy that were under construction pursuant to a valid building permit as of September 2009