



**COMMUNITY BETTERMENT ASSISTANCE
BLIGHT REMOVAL GRANT PROGRAM
CONTRACT
Demolition & Reinvestment Agreement**

THIS AGREEMENT, made and entered into as of this _____ day of _____, 20_____, by _____ and _____ between _____ whose address is: _____ (hereafter designated "OWNER", whether one or more), and CITY OF CENTRALIA, MISSOURI, a municipal corporation, 114 South Rollins Street, Centralia, Missouri 65240 (hereafter designated "CITY"), WITNESSETH:

WHEREAS, a structure exists on real estate in Centralia, Missouri owned by OWNER (OWNER'S deed with legal description attached as Exhibit "A" and real estate and house hereafter referred to as "blighted property") that the City Administrator of CITY, or his/her designee, has examined and determined is a dangerous and/or dilapidated-blighted house that meets the eligibility criteria to qualify for community betterment assistance blight removal program funds from CITY after the structure is demolished by OWNER and other criteria met.

Property Street address: _____, Centralia, MO

NOW, THEREFORE, OWNER and CITY hereby contract and agree as follows:

1. In consideration for funding by CITY as set forth below, OWNER agrees, at OWNER'S sole cost:
 - (a) to demolish and completely remove and clear the blighted structure; (b) to then construct a new single-family house, duplex or commercial building to be used for the conduction of business on the previously blighted lot.
 - a) OWNER agrees to fully complete the demolition and removal work no later than (90 days from the date of approval) _____ and restoration of the property no later than (18 months from date of approval) _____. Proof of

completion shall include obtaining and satisfying the requirements of a demolition permit (including City approved capping of the existing sewer line). The CITY may accept the application for a building permit and commencement of construction as completion of the demolition instead grading and seeding of the property with grass.

- b) OWNER shall obtain a demolition permit from CITY for the demolition work set forth above before beginning any of the demolition work.
 - c) OWNER shall obtain a building permit from the CITY for the construction work set forth above before beginning any of the construction work. Either no later than sixty (60) days after full completion of construction; OR no later than the deadline of _____, OWNER shall provide documentation either of expenses or an independent appraisal of the value of the single-family house, duplex, or commercial building to be used for the conduction of business constructed on the property described above.
2. In consideration for OWNER'S specified actions set forth above, CITY agrees to pay OWNER One Thousand Five Hundred Dollars (\$1,500.00) at the successful completion of the demolition as described above in Section 1a. and CITY agrees to pay OWNER One Thousand Five Hundred Dollars (\$1,500.00) at the successful completion of construction as described above in section 1c.; OR the CITY shall make only one full payment of Three Thousand (\$3,000.00) Dollars to the OWNER after the successful completion at the successful completion of construction as described above in section 1c. Prior to payment to the OWNER by the CITY of any reimbursement, the OWNER shall document paid expenses for demolition in excess of One Thousand Five Hundred Dollars (\$1,500.00) at the successful completion of the demolition and documentation of expenses in excess of One Thousand Five Hundred Dollars (\$1,500.00) at the successful completion of construction or proof an assessed value in excess of Eighty Thousand Dollars (\$80,000) for the newly constructed single-family home, duplex, or commercial building to be used for the conduction of business on the previously blighted property,
3. This Contract shall be binding upon the parties and their heirs, legal representatives, personal representatives, successors, and assigns.

IN WITNESS WHEREOF, the parties have set their hands to this agreement and one (1) exact copy thereof, one executed copy to be retained by each of the parties, all as of the day and date hereinabove first set forth.

OWNER(S):

Signature

Signature

Printed Name

Printed Name

CITY:

CITY OF CENTRALIA, MISSOURI,
A Municipal Corporation

By: _____
Chris Cox, Mayor

ATTEST: _____
Tara Strain, City Clerk

(CITY SEAL)