

Building Demolition

POLICY OF THE CITY OF CENTRALIA, MISSOURI

COMMUNITY BETTERMENT AND ASSISTANCE

BLIGHT REMOVAL AND REINVESTMENT GRANT PROGRAM

The goal of the Blight Removal and Reinvestment Program is to partner with private property owners to remove blighted structures (both residential and commercial) and encourage reinvestment in the property. Money for this project will be included in the annual budget for the City of Centralia each year if funding is available.

Project Funding

Eligible projects can receive a grant of up to \$3,000 for blight removal and reinvestment. The grant is available in two increments: blight removal and reinvestment bonus.

Blight Removal

Blight removal is eligible for a grant of up to \$1,500 of the demolition costs per structure. To qualify for the program, City staff will conduct a site visit of the property to determine if it qualifies as blight. In general, a structure is considered blighted if it is deteriorated, dilapidated, unsafe, and/or obsolete. A full definition of what qualifies as blight is available below.

Reinvestment Bonus

A reinvestment bonus of up to \$1,500 of construction costs per structure is available if new construction is completed on the property within eighteen (18) months of when the demolition permit is issued. To qualify for the reinvestment bonus, the new construction must entail a principle structure (house, office, or commercial building) with an appraised value of at least eighty thousand dollars (\$80,000).

Qualifying Criteria / Definition of Blight

To qualify for the program City staff will conduct a site visit of the property to determine if it qualifies as blight. A property may be considered blighted if it meets one or more of the following situations:

- Unsanitary or unsafe conditions
- Buildings in which it is unsafe or unhealthy for persons to live or work due to dilapidation, deterioration, defective design or physical construction; inadequate utilities; lack of ventilation, light, or sanitary facilities; contamination by hazardous substances; or below minimum code.
- Obsolete buildings which hinder the economically viable use or capacity of the property.
- Buildings are such a condition that it is infeasible to rehabilitate.
- Excessive land coverage and overcrowding of structures.
- The existence of conditions that endanger life or property by fire or other causes.
- Constitutes an economic or social liability or a menace to the public health, safety, morals, or welfare.
- Excessive vacancy or abandoned buildings.
- Extraordinary local crime rate that constitute a serious threat to the public safety and welfare.
- Extraordinary local decline in property values or tax delinquencies that diminish the equitable delivery of public services and improvements.

Application Process and Procedures

1. Submit a completed application for demolition form.
2. Submit a completed contract for reimbursement to be reviewed and signed by the Mayor.
3. Meet with staff on site to discuss the project and for staff to conduct a blight analysis.
4. Once the Application for Demolition and Blight Removal Program Contract have been submitted and approved, the applicant will have 90 days from the date of approval to complete the demolition.
5. A Demolition Permit will be sent to the applicant.
6. Complete the demolition within the allowable time frame.
7. Submit a copy of the paid invoice(s) for the demolition within 30 days of completion to the City Administrator.
8. The City will issue the reimbursement payment of up to \$1,500 within 30 days of receipt of the paid invoice(s) from the applicant. No payment shall be made for the Owner's own labor or services for which no actual expenses were incurred by the Owner.
9. If the applicant has applied for the reinvestment bonus, construction must be completed within eighteen (18) months from the approval date of the demolition application.
10. The City will issue the reinvestment bonus payment of up to \$1,500 within 30 days of receipt of the temporary occupancy or occupancy permit from Boone County.

Supporting Documents

demolition_permit_application.pdf 359.83 KB

Blight Removal Assistance Agreement 559.92 KB

Blight Removal & Reconstruction Assistance Agreement 609.72 KB