

CITY OF MCVILLE

ECONOMIC DEVELOPMENT - RESIDENTIAL BUILDING INCENTIVES

This resolution to the City of McVillage is developed for the purposes of economic development of the City to increase the taxable valuation of the city and to promote infra structural developments only. *The Resolution is not intended for purchase of lots that will not be developed for the same above-stated reasons.*

This resolution will be reviewed and updated if necessary on an annual basis by the City Council at its regular January meeting.

City-owned residential lots are available for sale according to the schedule below to individuals who agree to complete construction of a new home upon the property within two years or to complete expansion of an existing structure upon the property within one year.

STIPULATIONS:

A. New home construction must be completed within **two** years of lot purchase. If construction is not completed within two years and the City has not granted an extension, the landowner must pay the difference between the purchase price of the lot and the fair market value of the lot.

Expansion of existing structural improvements must be completed within **one** year of purchase with the same failure to construct will result in revocation. If construction is not completed within one year and the City has not granted an extension, the landowner must pay the difference between the purchase price of the lot and the fair market value of the lot.

If a good-faith effort has been made to complete construction within the time-frame above, the City may, in its discretion, grant an extension to complete construction.

B. The City reserves the right to approve or deny each sale or purchase without regard to past precedent.

C. The City and Purchaser will enter into a Purchase Agreement. A quit claim deed for the property will be completed and recorded at that time. The Purchaser will execute a Promissory Note to the City for the difference between the fair market value of the lot and the actual purchase price. The due date of the Note will be two years for new construction and one year for expansion of an existing structure. If the Purchaser completes construction of the dwelling and notifies the City that a Certificate of Occupancy has been issued within the Loan Period, the Note will be forgiven. If construction is not completed and an extension has not been granted by the City, the Note will be immediately due and payable. All filing fees, preparation of deed or other costs associated with the sale will be paid by the purchaser at time of the sale. An abstract *will not* be provided by the City,

with the exception that an abstract currently exists and is in the custody of the City Auditor.

D. The City reserves the right to determine the size of the lot to be purchased. (i.e. to not leave a small parcel land-locked for no future use) If both the new purchaser and the adjacent landowner wish to purchase a small land-locked parcel, sealed bids will be submitted to the City Auditor. The bids will be reviewed at the next available council meeting and the highest bidder may receive that remaining parcel or property.

E. The purchase does not include existing special assessments or any future assessments which might be levied against the property.

F. The City will consider the request to purchase property by the first applicant of the same.

G. The purchaser will maintain this property in an aesthetically attractive manner and in conformance with all City, County, and State ordinances and codes. The purchaser shall not harbor unsafe materials, which may cause harm to the public welfare of the city or its residents.

H. The purchaser must apply for a City building permit encompassing the planned improvement at the time the purchase agreement is executed. Such permit shall be obtained from the City Auditor's Office.

I. A qualifying new construction or expansion of existing structural improvements must include a dwelling with a permanent foundation. A permanent foundation is defined as one that consists of cement, cement piers (pillars), cement blocks cemented together, concrete footings, or a wood basement.

NEW HOME CONSTRUCTION	COST PER <u>SQ FOOT</u>
Undeveloped lots (no current utility hookups, curb, gutter, or street)	.02 cents
Developed lots (includes water, sewer, curb, gutter, or street)	.04 cents

EXPANSION OF EXISTING PROPERTY	COST PER <u>SQ FOOT</u>
Development of a city-owned lot adjacent to homeowner's property Note: Purchaser may develop previously owned property and use new city parcel for yard, fence, or decking if necessary.	.03 cents

PREPARATION OF QUIT CLAIM DEED & PURCHASE AGREEMENT	\$75.00
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FILING FEES	\$25.00
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**CITY OF MCVILLE
REQUEST FORM FOR CITY LOTS**

Name _____

Address _____ Phone _____

Property Description _____

Special Assessments of Lot _____

Lot Size _____

Value of Lot _____

Tentative Plan for Lot _____

Price Offered for Lot _____

Date _____

Signature _____

Cost of lot will be Legal & Processing Fee (\$100.00) plus price offered for lot.