



ORDINANCE 2016-11

AN ORDINANCE TO AMEND THE CODE OF THE TOWN OF GEORGETOWN, CREATING APPENDIX CHAPTER A250, ENTITLED DOWNTOWN DEVELOPMENT DISTRICT INCENTIVES

THE TOWN COUNCIL OF THE TOWN OF GEORGETOWN IN COUNCIL MET AND
HEREBY ORDAINS:

Section 1. The Code of the Town of Georgetown is hereby amended by adding the
following:

ARTICLE I. Intent

The Town Council has deemed it to be in the best interests of the residents of the Town and in furtherance of their health, safety, and welfare to promote the renovation, utilization, development, and redevelopment of parcels within the Designated Downtown Development District. In order to promote this the Town Council has determined that incentives, including, but not limited to, tax abatements, impact fee waivers, and building permit waivers should be offered.

ARTICLE II. ELIGIBILITY.

Section 1 – Eligible project.

Project means any project to construct, remodel or reconstruct any buildings or structures, or any portion of any of such buildings, structures, within the boundaries of the Designated Downtown Development District, as approved by the Cabinet Committee on State Planning Issues on October 5, 2016 and as modified from time to time.

Reconstruction means alterations or repairs made to a structure within any twelve-month period.

Section 2. – Incentive ineligibility.

An otherwise eligible project shall be ineligible for Downtown Development District incentives if:

(a) An application for a building permit for the project was filed prior to the effective date of this ordinance; or

(b) Construction or renovation commenced prior to the effective date of this ordinance; or

(c) Issuance of the certificate of occupancy and/or the completion and finalization of the building permit occurs before the application for Downtown Development District incentives is received; or

(d) Construction or renovation commenced prior to the issuance of a building permit by the Town of Georgetown; or

(e) The beneficiary of the incentives is delinquent on any of the obligations due the Town of Georgetown.

Section 3. - Revocation of eligibility.

The beneficiary of the incentives provided by this Appendix must remain current on all obligations due the Town. If, at any time after the incentives have been granted, the beneficiary of the incentives becomes delinquent on any Town obligations, the Town Manager shall revoke the eligibility for any portion of the incentives not yet received by the beneficiary. Notice shall be given to such beneficiary in writing.

ARTICLE III - INCENTIVES

Section 1 – Property tax increase phase in.

All projects will be afforded a phase in for the incremental increase in the Town of Georgetown property tax due as a result of the improvement. The phase in will be ten percent (10%) year one, and increase by an additional ten percent (10%) each year until year ten.

Section 2 – Business license fee waiver

The annual Town of Georgetown Business License Fee will be waived for the first five (5) years in operation (new businesses only). An annual business license application will be required and kept on file. Annual business licenses shall be issued by the Town.

Section 3 – Accelerated development review process

Projects confirmed by the Town Manager and Town Engineer to be in compliance with Town of Georgetown Codes will be administratively approved.

Section 4 – Building permit fee reduction

All projects will be eligible for a reduction in the Building Permit Fee based on the value of the improvement. The reduction amount ranges from a minimum of fifteen percent (15%) to a maximum of seventy five (75%).

Value of Improvement Greater Than or Equal to	But No More Than	WAIVER
\$ 300.00	\$ 1,000,000.00	15%
\$ 1,000,000.01	\$ 2,000,000.00	30%
\$ 2,000,000.01	\$ 3,000,000.00	45%
\$ 3,000,000.01	\$ 4,000,000.00	60%
\$ 4,000,000.01		75%

Section 5 – Emergency Services and Georgetown Recreation, Education, and Arts Trust Fund fee reduction

All projects will be eligible for a 50% reduction in the Emergency Services and Georgetown Recreation, Education and Arts Trust Fund Fee. This fee is based on the value of the new construction cost and is a sliding scale as outlined in Chapter 98 – Fee, § 98-6 Licenses and Permit.

Value of Improvement	Emergency Services Fee	GREAT Fund Fee	Fee WAIVER
Less than \$99,999	0.10%	0.10%	50%
\$100,000 to \$499,999	0.30%	0.30%	50%
Over \$500,000	0.50%	0.50%	50%

Section 6 – Impact fee (Water & Sewer) reduction

All Projects of a commercial nature will be afforded a twenty percent (20%) reduction in water & sewer impact fees at time of building permit issuance.

Projects of a mixed use (commercial/residential) nature will be afforded a thirty-five percent (35%) reduction in water & sewer impact fees at time of building permit issuance.

Fee calculation is based on one (1) initial EDU, per unit, with additional EDU's being calculated at the end of the first twelve (12) months in operation.

Impact fees (water and sewer) shall be as outlined in Chapter 98 – Fee, § 98-5 Utility Services.

Section 7 – Sign, Façade, and Awning Grant

All Projects shall be eligible to participate in the Town of Georgetown Sign, Façade, and Awning Grant program.

ARTICLE IV. - ADMINISTRATION

The Town Manager and his staff shall develop the administrative procedures necessary to implement this ordinance. The Town Manager and his staff shall promulgate reasonable standards to be used in determining which incentives an eligible project shall receive. Applicants shall be notified in writing of the actions taken on their applications.

ARTICLE V. – EFFECTIVE DATE

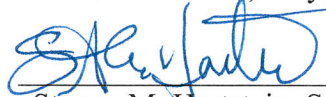
This ordinance became effective November 16, 2016. The provisions of this ordinance shall no longer apply after November 15, 2026.

Section 2. This Ordinance shall become effective following its adoption by a majority vote of all members elected to the Town Council.

BE IT ENACTED by the Town Council of the Town of Georgetown, Delaware on the 16th day of November A.D., 2016.



William E. West, Mayor



Steven M. Hartstein, Secretary

1st Reading: October 26, 2016

2nd Reading: November 16, 2016

Adoption: November 16, 2016