

Chapter 6: Incentive Programs

Fire Protection Tap Waiver Program

In 2015, Wentzville's Board of Aldermen passed legislation in support of downtown business redevelopment. This new legislation passed by the Board established a Fire Protection Tap Waiver Program. The program allows the customary fire protection tap charge to be waived in the Village Center Zoning Districts in the City's Downtown Area.

The program will only apply to the redevelopment of structures that are at least 50 years old or older. Also, an eligible renovation project must involve at least \$50,000 of capital improvement investment. The tap charge will be waived 100%, if the business remains open for a period of five (5) years. The Waiver Program will save an applicant between \$9,300 and \$22,000 – depending on the size of the meter.

The Waiver Program does not apply to the regular water usage for the business, but only pertains to the fire protection system. The program was adopted by the City's Board of Aldermen to encourage redevelopment of Downtown Wentzville, and to assist in securing long-term business commitments in this area.

Façade Improvement Grant Program

The Wentzville Board of Aldermen adopted the 2016 fiscal year budget setting aside \$40,000 to establish a Façade Improvement Grant Program. The criterion for this program is currently under review by the Downtown Committee.

While the specifics of the program have not yet been established, it is generally understood that the program will provide matching funds to allow property owners to make exterior improvements to their properties. This program will be one which establishes a partnership between the City and commercial business interests in the City. Again, while the specifics of the program are currently being developed, the following general principles are expected to guide the program:

- The program will apply to commercial and mixed-use structures.
- The program will be limited to the Village Center Zoning Districts.
- Matching grants will be provided up-to a specific dollar limit.
- Eligible structures will be those at least 50 years old or older.
- Applicants will place a lien on the property prior to receiving grant funds.
- Applicants will need to provide invoices/receipts showing that money has been spent on the improvement.
- The program will be established to promote Downtown Wentzville redevelopment.