

City of Warrensburg Incentive Program

Neighborhood Improvement District (NID)

Community Improvement District (CID)

Neighborhood Improvement District (NID)

Overview

A Neighborhood Improvement District (NID) finances improvements to be used by the public and must confer a benefit on the property within the district. A NID can be formed by an election of the voters residing in the NID boundary or by a petition of the owners of record of at least two-thirds by area of all real property located in the proposed district. Sections 67.453 to 67.475 RSMo set forth the requirements governing NIDs.

Revenues

Special assessment on property located in the NID District. The duration of a CID is limited to 27 years.

Eligible costs

Facilities used by the public that benefit the district and are owned by the City; for instance, property acquisition, streets, sidewalks, storm and sanitary systems, and service connections from utility mains, conduits and pipes, parks, streetlights, and off-street parking.

Examples

Warrensburg, MO-Hawthorne Development

Johnson County, MO-asphalting of roads in Burnwood, Willow Acres, Valley View, etc.

Policy Guidelines

The General Policy Guidelines provided earlier and the statutory requirements listed above.

City Application/Approval Process

After proceeding through steps 1 -7 of the Incentive Application Process as outlined in the City of Warrensburg's Economic Development Incentive Policy and Considerations, with a favorable outcome from City Council, the property owner(s) may file a petition or submit a written request for an election to be held pursuant to RSMo 67.453-67.475. The petition or request for an election should be submitted to the City Clerk. Petitions that comply with the statutory requirements will be forwarded to the City Council for consideration. A cooperative development agreement will typically be required to establish the terms of the relationship between the City and the owner.



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Community Improvement District (CID)

Overview

A CID is either a political subdivision or a not-for-profit corporation organized for the purpose of financing a wide range of public facilities and establishing and managing policies and public services relative to the needs of the district. A CID is created when a petition is filed with the City by property owners owning at least 50% of the assessed value of the real property, and more than 50% per capita of all owners of real property within the proposed CID. The City establishes a CID by ordinance, but then it is a separate legal entity that is distinct and apart from the municipality. Any responsibilities or organizational ties to the City must be set forth in the charter ordinance. Sections 67.1401 to 67.1574 RSMo set forth the requirements governing CIDs.

Revenues

Can include CID imposed property tax, sales tax, or special assessments.

Eligible costs

New facilities or improvements to existing facilities that are owned by the City; for instance, convention centers, streetscapes, parking lots, murals, fountains, parks, sidewalks, streets, traffic signalization, utilities, storm and sewer systems.

Examples

Springfield, MO—downtown. CID used for the beautification of streetscapes, maintenance of public parking lots, as well as cooperative marketing efforts.

Platte County, MO-I-29/Tiffany Springs. CID used for infrastructure improvements, median enhancements and lighting along Tiffany Springs Parkway.

Policy Guidelines

The General Policy Guidelines provided earlier and the statutory requirements listed above.

City Application/Approval Process

After proceeding through steps 1 -7 of the Incentive Application Process as outlined in the City of Warrensburg's Economic Development Incentive Policy and Considerations, with a favorable outcome from City Council, the property owner(s) may file a petition pursuant to RSMo 67.1401-67.1571 to the office of the City Clerk. Petitions that comply with the statutory requirements will be set for a public hearing in front of the City Council. The City Council will then consider whether or not to approve an ordinance to establish the CID. A cooperative development agreement will typically be required to establish the terms of the relationship between the City and the CID board.

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