



CITY OF
HARRINGTON
DELAWARE

TASK FORCE
MEETING No. 4

INCENTIVES

3/23/2016



DOWNTOWN DEVELOPMENT DISTRICT



CITY OF
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DELAWARE

EXERCISES:
GOALS & OBJECTIVES
INCENTIVES

NEXT STEPS

TODAY'S
AGENDA





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GOALS & OBJECTIVES

TASK FORCE WORKSHEET: GOALS & OBJECTIVES

GOAL:	GOAL:
OBJECTIVE:	OBJECTIVE:
STRATEGY:	STRATEGY:
GOAL:	GOAL:
OBJECTIVE:	OBJECTIVE:
STRATEGY:	STRATEGY:

 **CITY OF HARRINGTON**
DELAWARE

**DOWNTOWN
DEVELOPMENT
DISTRICT**

 **KCI TECHNOLOGIES**
ENGINEERS | PLANNERS | SCIENTISTS | CONSTRUCTION MANAGERS



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DOWNTOWN DEVELOPMENT DISTRICT PLAN: INCENTIVES

Why Incentives?
Why just in the DDD?



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INCENTIVES



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- Expedited Review Process for Administration Reviews-Cat B (Citywide) 

- Downtown Revitalization Area Tax Incentive Program (Downtown) \$\$ (*modify to match designation*)

INCENTIVES

Harrington -
Existing





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- Building Permit Fee Waivers \$\$
- Property Tax Abatement \$\$
- First Time Homebuyer Transfer Tax Exemption \$\$
- Homeowner Property Tax Abatement for Owner Occupied Property \$\$
- Historic Preservation Tax Credit \$\$
- Waiver of City Impact Fees (Water & Sewer) \$\$
- Business License Fee Waiver \$\$
- Transfer Tax Abatement for Businesses \$\$
- Façade Improvement Grants \$\$
- Down Payment Assistance to Low- and Moderate-Income Homebuyers \$\$



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INCENTIVES
Dover, DE

- Conditional Use Hearing Fee Waiver \$\$
- Impact Fee Waiver for Water, Sewer, Electric Hook-Up \$\$
- Permit Fee Waiver \$\$
- Property Tax Abatements \$\$
- Streamlined Permitting Process 
- National Register District Historic Guidelines for use with Delaware State Fire Marshal 



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INCENTIVES
Middletown, DE

- Revolving Low Interest Loan for Small Businesses \$\$ (expanding)
- City project Pop Up Economic Development Funds \$\$
- Sewer Impact Fee Waiver based on new jobs-scale \$\$
- Water Impact Fee Waiver based on new jobs-scale \$\$
- Electric Impact Fee Waiver based on new jobs-scale \$\$
- Historic Tax Credits \$\$



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INCENTIVES
Milford, DE

- New Center Village Zoning Overlay District 
- Promoting Owner Occupancy of Homes \$\$
- Home Improvement Program \$\$
- Homebuyer Incentive Program \$\$
- Senior Center Programs \$\$



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INCENTIVES
Newark, DE

- Reinvestment Tax Incentive \$\$
- Sidewalk Loan Program \$\$
- Fees Reduction Incentive \$\$
- Riverfront Enterprise Zone 
- Façade Improvement Program \$\$
- Fee Waiver for Water & Sewer Tap Fees \$\$



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INCENTIVES
Seaford, DE

- Discount of Electric Utility Charges for Qualifying Projects \$\$
- Impact Fee Waivers \$\$
- Cap on Permit Fees for Qualifying Projects \$\$
- Waiver of Town Taxes, Charges, and Fees \$\$
- Technical Assistance \$\$
- Design & Code Review 
- Vacancy Treatment Standard Implementation \$\$
- Façade Improvement Matching Grant Program \$\$
- Rent Subsidy on Town-owned Buildings \$\$
- Revolving Loan Fund



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INCENTIVES
Smyrna, DE

- Permit Fee Waivers \$\$
- Real Estate Tax Abatement \$\$
- Architectural Design Assistance \$\$
- Marketing Assistance \$\$ 
- Coordinated Business Management Program \$\$
- Accelerated Development Review Process 
- Crime Prevention Programs \$\$ 
- Case-by-Case Water/Sewer Betterment \$\$
- Extended Payment Fee Schedule \$\$
- Targeted Public Improvements \$\$
- Loan Program for Façade Rehabilitation \$\$
- Grants for Façade Improvements \$\$



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INCENTIVES
Orange, VA

- Reduction of Fees for Development Permits \$\$
- Reduction of Application Fees for Rezoning Requests, Special Use Permits, Variance Requests, and Requests for Changes in Zoning Conditions \$\$
- Reduction of Business Occupation Taxes \$\$
- Reduction of Water/Sewer Charges \$\$
- Acceleration of all aspects of the Development Review Process 
- Acceleration of Public Hearing Dates for Rezoning Requests, Special Use Permits, Variance Requests, and Requests for Changes in Zoning Conditions 



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INCENTIVES
Gwinnett
County, GA

- Historic Rehabilitation Tax Credits \$\$
- Substantial Rehabilitation Incentives \$\$
- Derelict Building Renovation Incentives \$\$
- Sustainable Design Incentives \$\$ 



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INCENTIVES
Winchester,
VA

KCI

- *Collect Profiles for implementation for website*
- *Complete Draft Plan for public release*
- *Prepare for Public Presentation (TF Meeting No. 5)*
- *Prepare for submission to Office of State Planning*
- *Prepare for City Council Meetings*
- *Review public comments with recommendations*
- *Finalize Plan*
- *Prepare Designation Application*

TASK FORCE MEMBERS

- *Complete Profile for inclusion in Plan – due 3/25*
- *Attend Public Presentation (TF Meeting No. 5)*

EVENTS/MEETINGS

- *DDD Plan Presentation Joint Meeting – April 14*
- *City Council 1st Read – April 18*
- *Public Comment Period – April 14 – May 9*
- *City Council Public Hearing – May 9*
- *City Council 2nd Read & Possible Adoption – May 16*



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NEXT STEPS







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Thank you!