



CITY OF FAIRMONT

MUNICIPAL HOME RULE PLAN PRESENTATION
AUGUST 25, 2014

Ronald Straight – Mayor

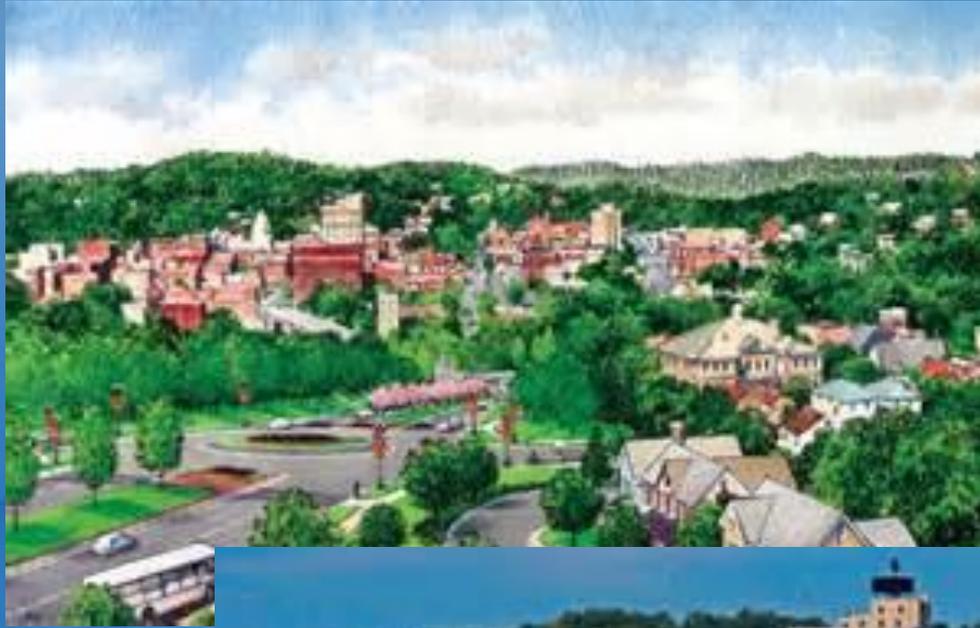
Jay Rogers – City Manager

Kathy Wyrosdick – Director of Planning and Development

Eileen Layman – Director of Finance

Kevin Sansalone – City Attorney

MAYOR RONALD J. STRAIGHT



FAIRMONT'S PLAN

- **JOB CREATION**



- **VACANT & BLIGHTED PROPERTIES**



- **LONG-TERM LIABILITIES**

FAIRMONT'S PLAN – Job Creation

Here's what we have done to address the issue

- Major infrastructure improvements
 - Street maintenance, water filtration plant, AMR
- Major public investments
 - Public Safety and Public Works buildings
 - Gateway Connector
 - Riverfront and parking garage
 - State Office Complex
- Expanded existing B&O Tax Credit to include all business categories and extend the life of the credit

FAIRMONT'S PLAN – Job Creation

Here's how Home Rule will help

Proposal 1. Expanded Business and Occupation Tax Credit

- Longevity of business operations will provide a credit to businesses which meet certain anniversary milestones for continued operation in the City
- Rehabilitation and Preservation Credit will provide a credit to taxpayers for improvements made to a contributing historic structure in the City's Downtown Historic District
- Payroll taxes as "qualified investment" will expand the definition of qualified investment for purposes of tax credits to include additional payroll costs for new jobs at existing businesses in the City



Proposal 2. Imposition of Sales and Use Tax

- Reduction and elimination of certain categories of B&O tax
- Provide funds to improve quality of life thus attracting people and businesses

FAIRMONT'S PLAN – Vacant and Blighted Properties

Here's what we have done to address the issue

- Used SCBG funds for demolition but now utility projects are now SCBG priorities
- Participate in WVHDF Demolition Loan Fund
- Adopted ICC Property Maintenance Code
- Used general funds of the City for demolition on acquired properties
- Implemented BAD Buildings team
- Acquired historic structures and adjacent properties for adaptive reuse

FAIRMONT'S PLAN – Vacant and Blighted Properties

Here's how Home Rule will help



Proposal 1. Expanded Business and Occupation Tax Credit

- Re-occupancy tax credit for vacant or dilapidated structures
 - Encourages registration as a vacant property
 - Stimulates reuse of abandoned buildings
 - Can be combined with other tax credits



- B&O Tax credit for rehabilitation and preservation of historic structures in Downtown Historic District
 - Shows local support for historic preservation
 - Encourages rehabilitation of historic properties.
 - Based on the costs of improvements.

Proposal 2. Imposition of Sales and Use Tax

- Provides much needed resources to tear down dilapidated, uninhabited buildings and structures that are unsafe and negatively affect property values

FAIRMONT'S PLAN – Vacant and Blighted Properties

Proposal 3. Relief from the Provisions of WV Code 8A-7-10(c) and (d)

- The inability to regulate all land uses within the corporate boundaries provides a greater protection of industrial uses which pose a risk to our neighborhoods. Closing this exemption status will direct these uses to areas best suited for their needs. Existing industrial and manufacturing may continue as a non-conforming use



FAIRMONT'S PLAN – Vacant and Blighted Properties

Here's how Home Rule will help

Proposal 4. Disposition of City real property

- Increase minimum value requiring auction from \$1,000 to \$15,000
- Helps put fragmented and substandard lots back into productive reuse
- Side lot program



FAIRMONT'S PLAN – Long Term Liabilities

Here's what we have done to address the issue

- Reducing allowable benefits from decisions made by previous administrations
 - Reduced cap on accrual of sick leave for termination pay purposes
 - Reduced benefit of sick leave accrual from 12 to 6 days per year
 - Phasing out the past practice of allowing firefighter and police officer a three-year buyout of accrued sick leave
- Increased municipal court fines to provide for contribution to pension funds
- Focused administration of City Court has resulted in increased collections and generation of revenue

FAIRMONT'S PLAN

HOME RULE APPLICATION

1. EXPAND BUSINESS AND OCCUPATION TAX CREDITS
 1. Re-Occupancy of vacant and dilapidated structures
 2. Longevity of business operations
 3. Rehabilitation and preservation of contributing historic structures in historic district
 4. Expand definition of qualified investment to include payroll costs
2. IMPOSITION OF SALES AND USE TAX
3. RELIEF FROM THE PROVISIONS OF WV CODE 8A-7-10(c) AND (d)
4. DISPOSITION OF CITY REAL PROPERTY



Q & A

HOME RULE

A MISSING PIECE OF THE PUZZLE

Nonprofit collaboration

Public-Private Partnerships

Reduce long term liabilities

Combine forces w/ County

Improve utility capacity

Invest in infrastructure

Maintain roads

Remove the blight

Increased opportunity for tax credits