

City of Cape Girardeau Citizen Academy

Development



CITY of CAPE
GIRARDEAU
CITIZEN ACADEMY

Development

Presenters:

Molly Mehner, Deputy City Manager

Casey Brunke, Interim Community Development
Director

Dana Brune, Cape Chamber, Member & Event Specialist

Community Development

Divisions

- PLANNING
- ENGINEERING
- INSPECTIONS
- GIS

Divisions

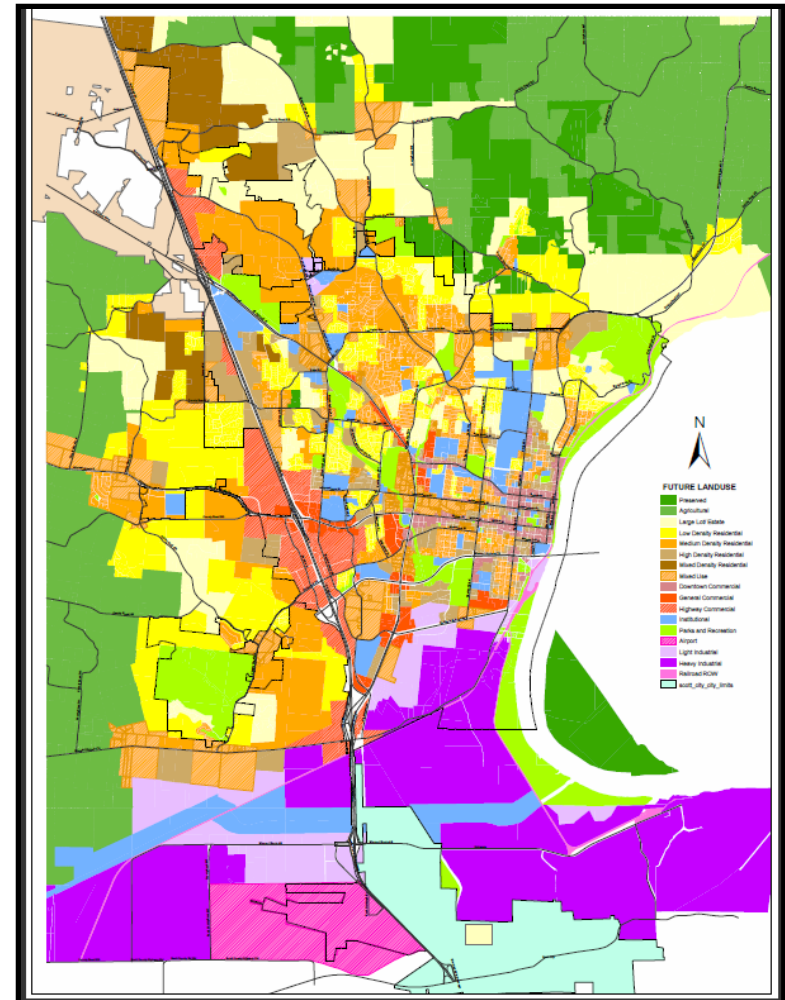
- PLANNING: ~\$114,000, 2 FTEs
- ENGINEERING: ~\$139,000, 12 FTEs
- INSPECTIONS: ~\$321,000, 12 FTEs
- GIS: contracted through Alliance Water Resources



Planning Division

Planning Services

- Rezoning and Special Use Permits
- Variances
- Subdivision Plats
- Annexations
- Comprehensive Plan Implementation
- Transportation Trust Fund (TTF)



Comprehensive Plan Implementation

- Comprehensive Plan Oversight Committee
- New Zoning & Development Codes
- Downtown Strategic Plan
- Neighborhood Development Initiative (NDI)



Transportation Trust Fund (TTF)

- ½ cent sales tax funds transportation projects – approximately \$4.3 million per year
- Planning and Zoning Commission, with public input and Community Development staff, determine a specific list of projects for the tax funds



Condemnation and Demolition



Other Programs

- Southeast Metropolitan Planning Organization (SEMPO)
- Historic Preservation (HPC)
- State and federal grants
- Five-year Capital Improvements Program (annual)
- Transportation Enhancement Grants
- Review of new developments





Engineering Division

Project Design

Coordinates in-house or contractual design, construction, and inspection of street, water, sanitary sewer, and storm sewer projects.



Project Design

Coordinates in-house or contractual design, construction, and inspection of capital improvement projects.



Project Management



Manages TTF program, grants, and capital improvements.

Acquires right-of-way and easements needed to complete projects.

Project Inspection



Inspection of streets and sidewalks.



Project Inspection



Inspection of
sanitary sewer and
water projects.

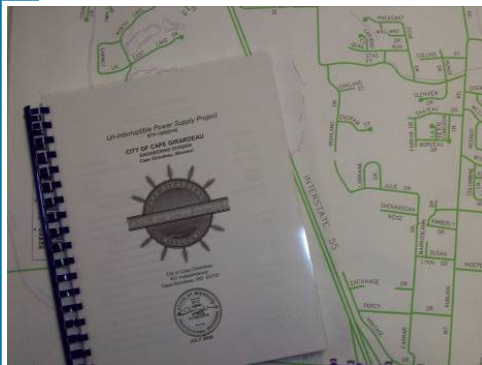
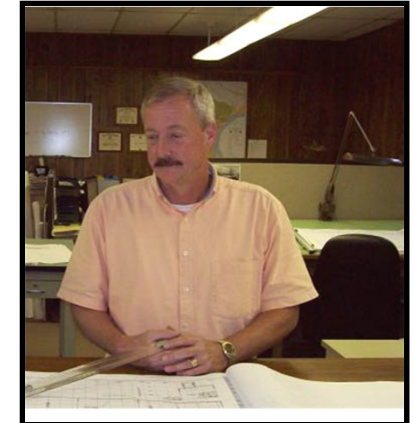
Project Inspection



Inspection of new subdivisions
and privately funded
development.



Other Engineering Services



Acquisition

Citizen concerns

Construction surveys

Contract administration

Drone

Easements and vacations

License and indemnities

Plan review



Inspections Division

Inspection Activity

- Plan Review / Digital Plan Review for residential and commercial buildings
- Permits
- Inspections
- Code Enforcement
- Licensing
- Residential Rental Program

Plan Review

On average, team reviews
over 200 residential and
commercial construction
plans per year!

Inspection Services

Building, Electrical, Plumbing, Mechanical
and Occupancy Permits and Inspections

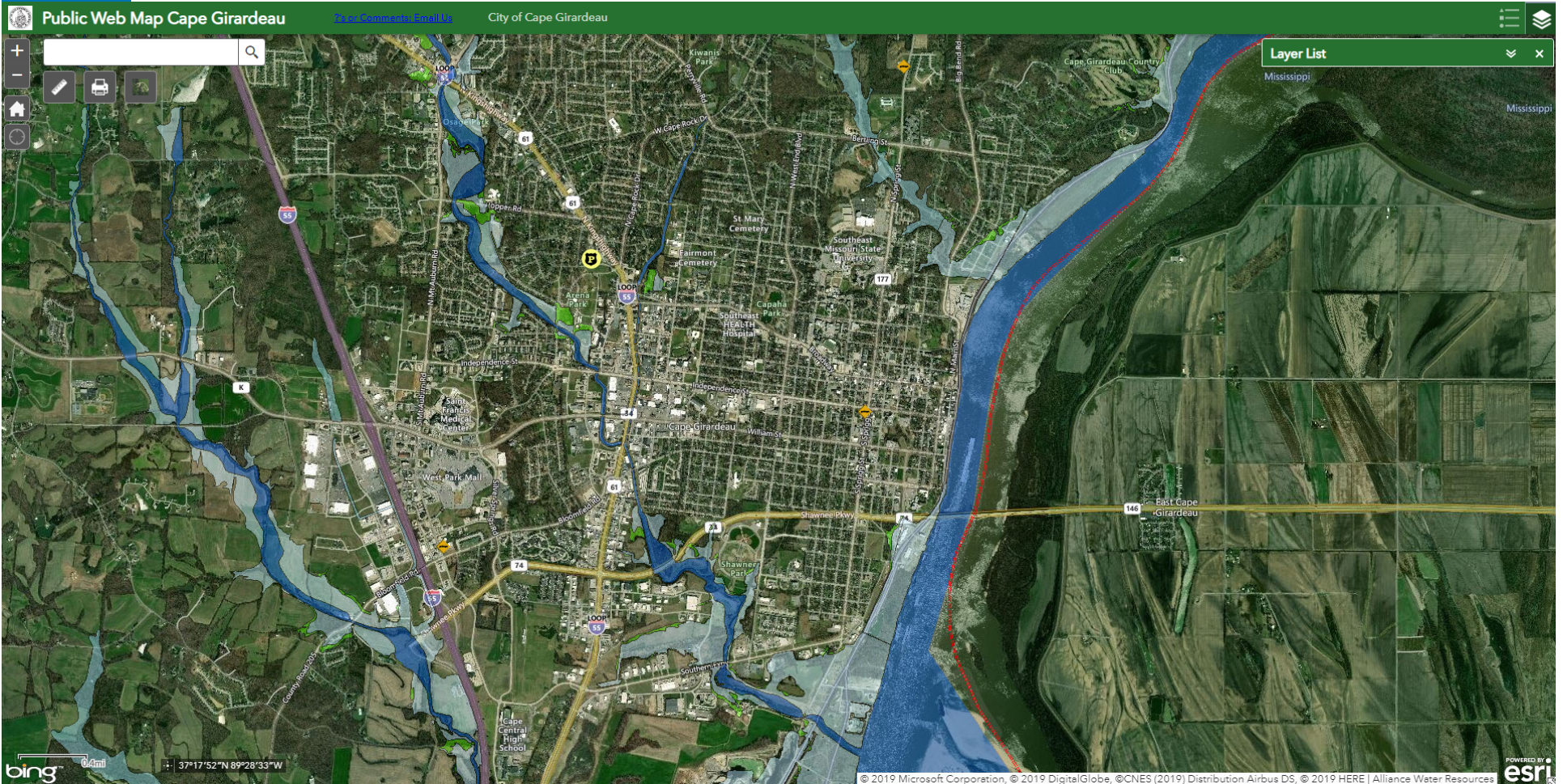
Issue an average of 900 permits per year!

Storm Water and Floodplain



Reviews and accepts plans as well as assigns permits for both storm water and floodplain projects.

Storm Water and Floodplain



MS4 Program

MS4 = Municipal Separate Storm Sewer System

Missouri Department of Natural Resources program for storm water runoff and water quality.

City team manages the storm water plan.

Educate developers and contractors on necessary water quality protection measures.

Licenses

- Over 1,000 annual contractor and trade licenses
- Business Licenses
- Liquor Licenses
- Landlord Licenses
- Special Event Permits



Nuisance Abatement



Tall grass
Weeds
Trash



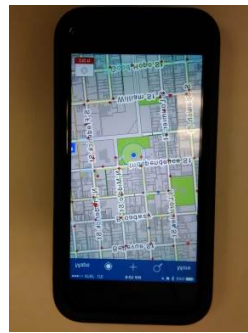
Other Services

- Site plan review
- Enforcement of zoning and property maintenance ordinances

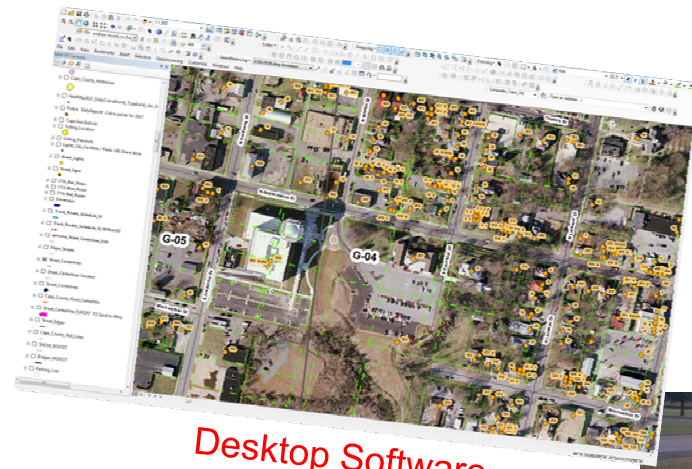
Geographic Information System (GIS)



Interactive Web Maps

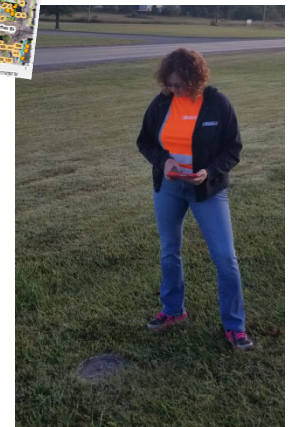


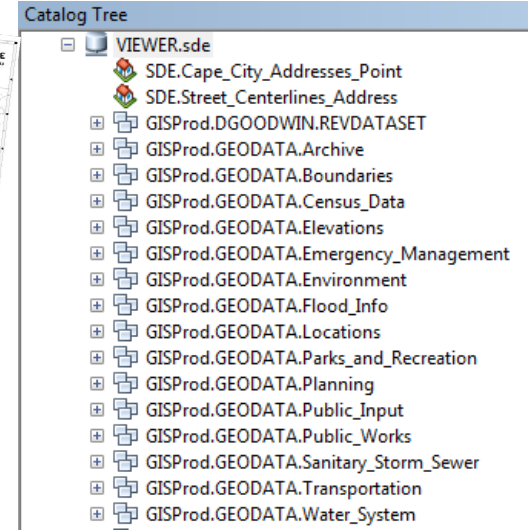
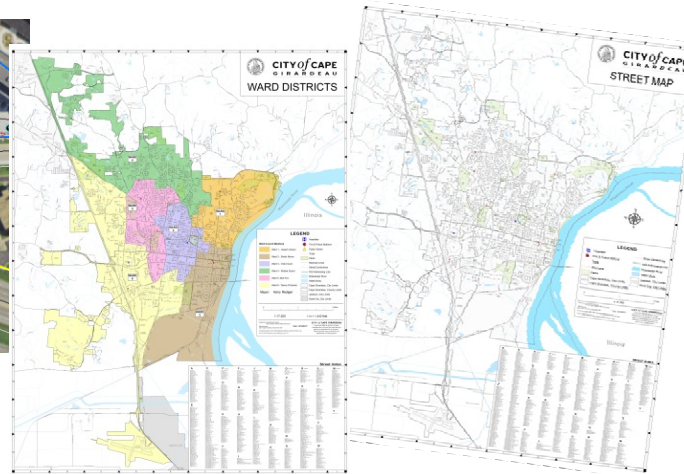
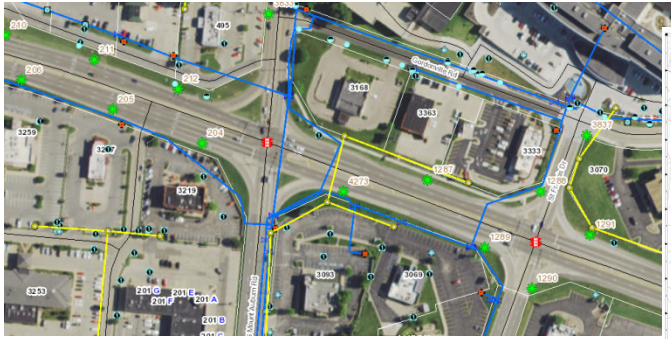
Devices



Desktop Software

- GIS Services tracks and maps all the City's infrastructure, boundaries, and locations through database layers.
- City hosts these layers, via web maps, paper maps, or desktop software.
- Enables staff to perform their duties more accurately and efficiently.





- 3 GIS Staff
- Maintaining nearly 400 layers of data.
- Tracks City Limits, Parcels, Addresses, Streets, Signs, Crime Events, Zoning, all Sewer, Water, & Storm Water lines and structures, etc.
- Disseminates this information to nearly all departments in the City including 911, Public Works, Engineering, Planning, Utility Billing, Police, Fire, etc.

Cape Girardeau Flood Inundation Map with Web AppBuilder for ArcGIS



Get Involved

Board of Adjustment

- Hears and decides exceptions to variations from the height, area, and setback requirements as set out in the City's Zoning Ordinance.
- Anyone can appeal any building code / official decision
- 1st Thursday, 7:00 p.m.

Get Involved

Board of Appeals

- Hears and decides on appeals of orders, decisions, or determinations made by the building official.
- 2015 International Building Codes and the 2014 National Electrical Code
- 2nd Thursday, 7:00 p.m.

Get Involved

Planning & Zoning Commission

- Makes recommendations to the City Council regarding zoning changes, special use permits, subdivision plats, and other development policy issues.
- 2nd Wednesday at 7:00 p.m.

Get Involved

Historic Preservation Commission

- Encourages and engages in activities pertaining to the preservation of the City's historic resources.
- Establishes/maintains an inventory of surveys on historic properties
- [Local Historic District](#) and [Local Historic Landmark](#) designations.
- Reviews [Certificate of Appropriateness](#)
- Endangered building lists
- 3rd Wednesday at 7:00 p.m.

Get Involved

Comprehensive Plan Oversight Committee

- Includes [City Council](#) and three members of the [Planning and Zoning Commission](#), as well as representatives of [Old Town Cape](#), the [Cape Girardeau Area Chamber of Commerce](#), and City Staff. The committee was formed when the [Comprehensive Plan](#) was adopted with a goal of overseeing the implementation of the Plan.
- Cape Vision 2040

Community Development

Community Partners

Old Town Cape
Chamber
MoDOT
Ameren
Charter
Big River
Cape County
AT&T
Etc.

Community Development

Got Questions???

Because we got answers!



**Cape
Chamber**

Economic Development

Dana Brune



Definition

Economic Development:

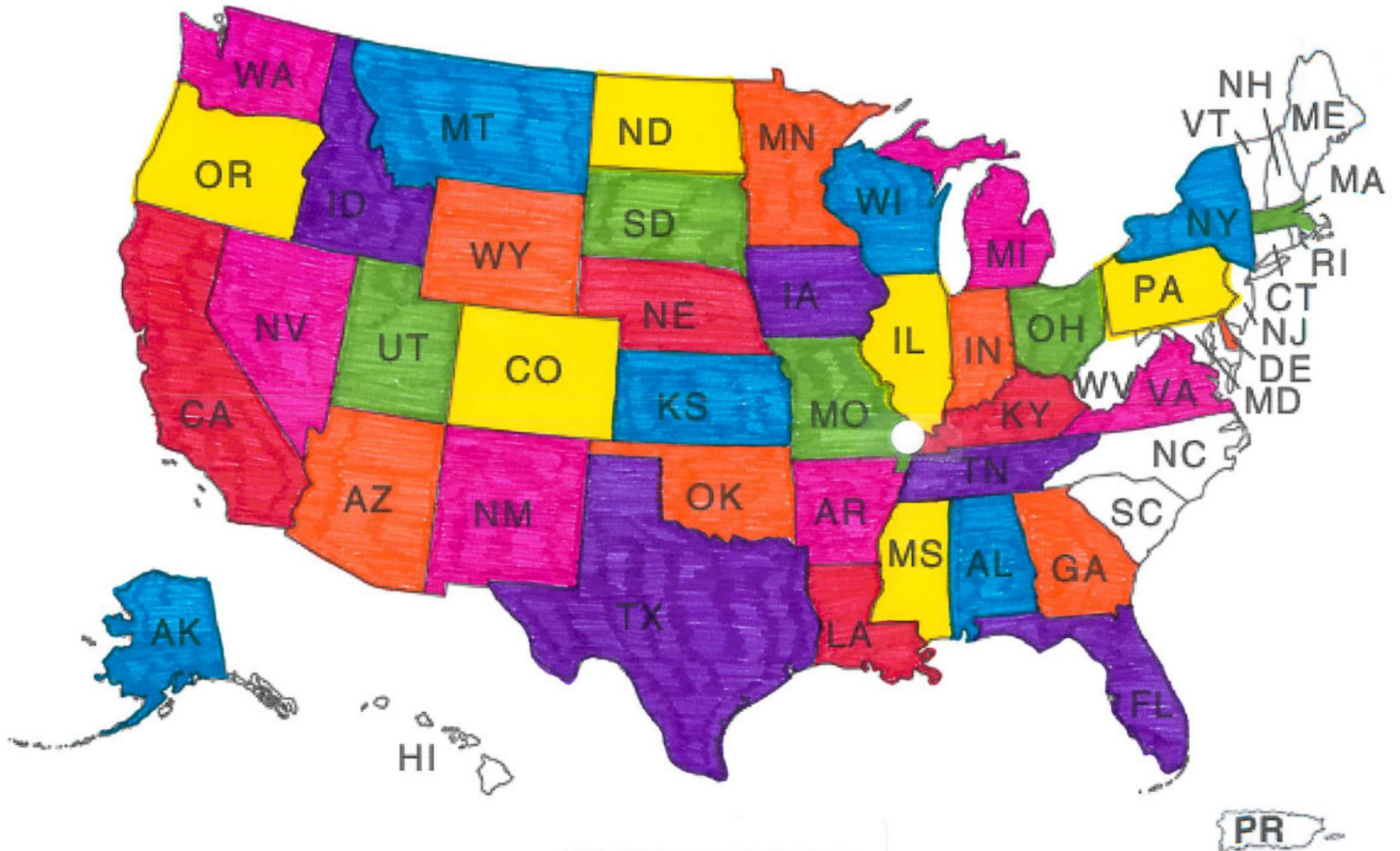
Increasing the flow of capital through the community and reducing its leakage.

Economic Development Marketing 2014



Assets

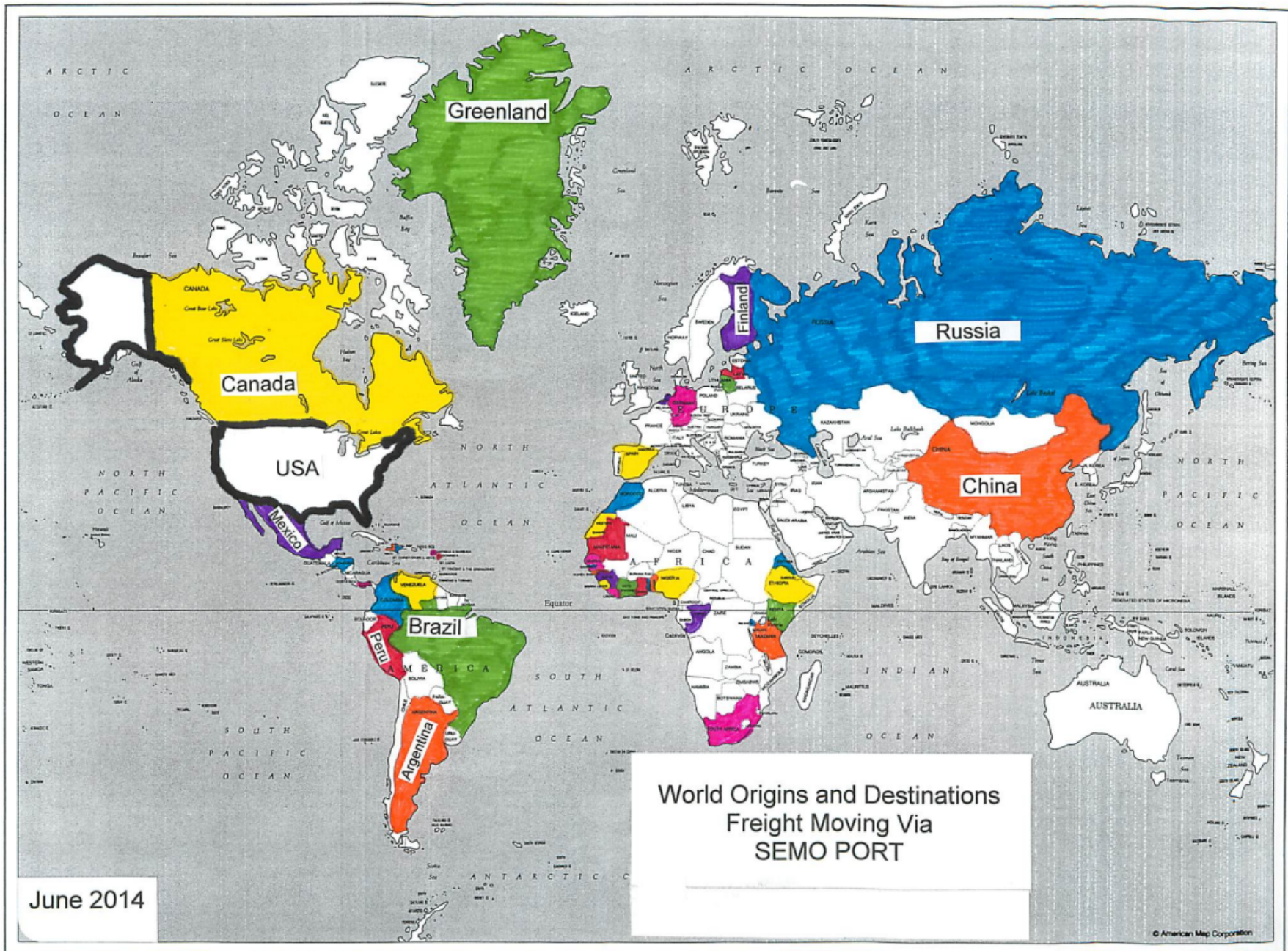
- **Airport**
- **Rail Access**
- **Interstate Access**
- **SEMO Port**



USA Origins and Destinations
 Freight Moving Via
 SEMO PORT

June 2014





What's Next

What is Economic Development?

How do we “do” Economic Development?

What incentives spur Economic Development?



Four Pillars

- **New business to an area – new jobs** *(most headlines)*
 - Recruitment of new industry/professional/retail/etc.
- **Take care of existing business base – save jobs / new investment**
 - In almost all cases, between 20-50% of new job creation comes from existing employment base
 - Few people realize a “save” of 100 jobs is very important to a community’s stability
- **Tourism / Visitors –** *(most misunderstood)*
 - Can be as simple as family reunions and regional meetings
- **Entrepreneurial Environment / Digital Economy –** *(critical for the future)*
 - *Newest part of economic development*
 - Latest job creation in Missouri shows almost 80% of net new jobs comes from start-ups
 - Fast-growing area
 - Non-traditional

Who is Involved?

- **MAGNET**
 - Formed in 1992 by Cape City, Jackson City, Scott City, Cape County, and Cape Chamber
 - 2013-2021 MAGNET was operated by the Chamber
 - Actively working through a Strategic Planning process and recently hired Tara Roach
- **Chamber**
 - Newly hired President & CEO, Rob Gilligan
 - Primary focus: Pillars 2 & 3
 - Pillar 1 – Retail & Restaurant Recruitment
 - Pillar 4 – Support of Codefi and University

Tools for Use

- **Federal**
 - **BUILD Grant** (*SEMO Port*)
 - **State**
 - **Missouri Works**
 - **Local**
 - **TIF – Tax Increment Financing**
 - **CID – Community Improvement District**
 - **TDD – Transportation Development District**
- **NOT pools of tax-payer dollars that cities hand out****

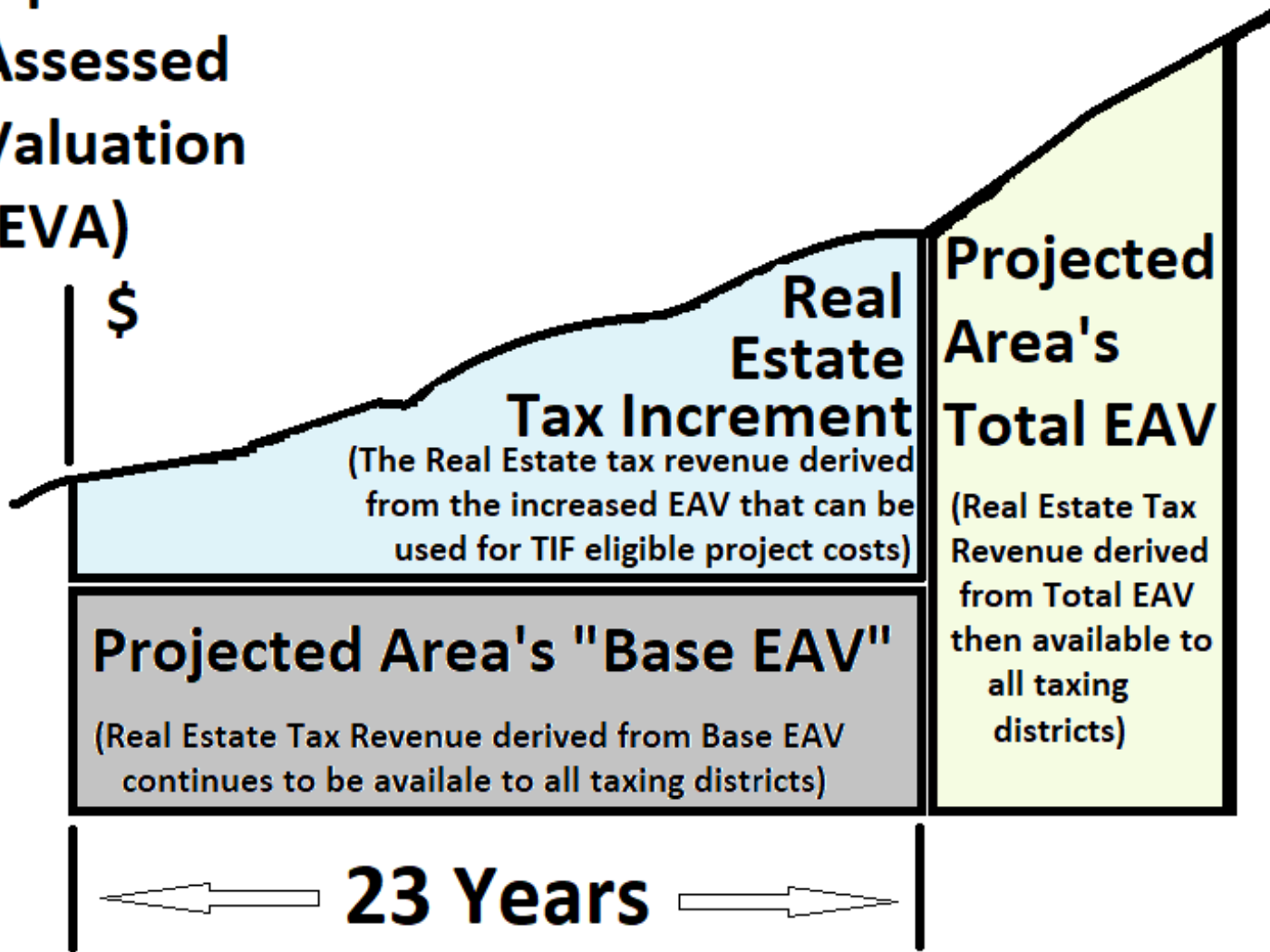
TIF

- **Redevelopment Tool**
 - **Single Property or District**
- **How does it work?**
 - **Developer interest**
 - **Application to TIF Commission**
 - **Approval from TIF Commission**
 - **Approval from City Council**

Developer must sign a but-for statement certifying that without TIF assistance, the project could not be completed.

**Equalized
Assessed
Valuation
(EVA)**

\$



**Real
Estate
Tax Increment**

(The Real Estate tax revenue derived from the increased EVA that can be used for TIF eligible project costs)

Projected Area's "Base EVA"

(Real Estate Tax Revenue derived from Base EVA continues to be available to all taxing districts)

**Projected
Area's
Total EVA**

(Real Estate Tax Revenue derived from Total EVA then available to all taxing districts)

23 Years

**TIF District
Created**

**TIF District
Ends**

CID

- **Redevelopment Tool**
 - **Property Owner Vote – single property or multiple**
 - **Additional Sales Tax of up-to 1% and/or property tax**
 - **A board must be formed**
 - **An identified plan of use must be in place and followed**
 - **Example: Town Plaza CID**
 - **Identified Use: façade enhancements and building repairs**



Thank You!

Dana Brune

