

# City of Warrensburg Incentive Program

## Special Business District

### Overview

Missouri law allows a City to create a Special Business District to impose an additional property tax on properties within the district to pay for improvements within the district. This tool has frequently been used in cities to support downtown improvements. The process to establish a Special Business District begins when a petition is made to the City by one or more property owners within the proposed district. The City then holds a hearing before ultimately establishing a district by ordinance. The ordinance sets the rate of the property tax and the specific items to be funded. The City administers the program and an advisory board is established to make recommendations to the City as to the use of the funds. Section 71.790 to 71.808 RSMo set forth the requirements governing Special Business Districts.

### Revenues

Special assessment on properties located in the Special Business District.

### Eligible costs

Some of the costs include closing, opening, widening streets or alleys, pedestrian or shopping malls, plazas, sidewalks, parking facilities, parks, convention centers, arenas, bus stops, street furniture, murals, landscaping, transit systems, child-care facilities, special police or maintenance programs, promoting and advertising business activities.

### Examples

Kirkwood, MO-The Kirkwood Junction Special Business District sponsors numerous annual events and festivals and recent enhancements sponsored by the district include new plantings, pedestrian-scale streetlights and trash receptacles.

### Policy Guidelines

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

### City Application/Approval Process

After proceeding through steps 1 -7 as outlined in the City of Warrensburg's Economic Development Incentives Policy and Considerations with a favorable outcome from City Council, the applicant will be invited to conduct a survey in accordance with Section 71.792 RSMo and a written report of the same with the City Clerk. The applicant may then file a petition with the City. The City Council shall hold a public hearing to consider the petition and may pass an ordinance establishing the Special Business District. A cooperative development agreement will typically be required to establish the terms of the relationship between the City and the SBD board.

*For more information, please contact the City of Warrensburg. We look forward to assisting with your business needs.*

**City of Warrensburg**  
**102 South Holden Steet**  
**Warrensburg, MO 64093**  
**(660) 747-9131**

**[www.warrensburg-mo.com](http://www.warrensburg-mo.com)**

