

Assessment Policy

Howard Gap Road – Water System Resiliency Looping Project to Support Project Vert

The City of Hendersonville is required, as a condition of a Community Development Block Grant for Economic Development (CDBG-ED) to construct approximately 20,000 feet of 12-inch water line to provide increased water pressure and improved service resiliency to users of these public facilities in that area. This construction is designed to provide water service improvements to BorgWarner Inc. off of McMurray Road in Flat Rock, North Carolina. The assessment policy delineated herein is designed to give the City of Hendersonville a mechanism to equitably provide water service to future users in the area whose water service will be upgraded as a result of CDBG-ED funding.

1. Future users connecting to the City system in the ABC Industrial Park shall be required to pay an assessment fee of \$0 per connection to the City of Hendersonville. This fee is in addition to normal tap fees and shall be paid in full prior to connection to the designated lines.
2. The assessment fee required in Section 1 shall not be imposed on any business that is owned by low- and moderate-income individuals, or any residence that is owned or occupied by low- and moderate-income individuals. This assessment fee shall be waived by the City of Hendersonville for any business that ties into the service that presently employs greater than 60% low- and moderate-income persons and/or will create new jobs of which 60% of positions will be filled by low- and moderate-income persons.
3. The City of Hendersonville reserves the right to reduce the assessment fee charged to any future users based on the economic impact on the City's overall economy.
4. All revenue generated by this assessment policy prior to completion of the project shall be used to reduce the amount of the CDBG-ED funds. Fifty percent (50%) of all revenue generated by the assessment policy thereafter shall, for a period of five (5) years, be returned to the CDBG Program at the Commerce Finance Center for funding of future economic development projects. The fifty percent (50%) retained by the City shall be used to finance future capital improvements to the City's water system with priority placed upon improvements to benefit persons of low and moderate income.

ADOPTED this _____ day of _____, 20__.

ATTEST: _____ Mayor

_____ City Clerk