

# **Voluntary Demolition Program**



**City of Prairie City, Iowa**

**VOLUNTARY DEMOLITION PROGRAM**  
**CITY OF PRAIRIE CITY, IOWA**

**OVERVIEW:**

The City of Prairie City is offering a one-time grant to property owners within the city limits who wish to demolish vacant buildings that are substandard, deteriorated, or dilapidated. The program is intended to assist property owners with demolition of aging or substandard homes or buildings and to improve the quality of neighborhoods in the city limits. The community will benefit from the building's removal by improved health, safety, and welfare. Property owners will benefit by receipt of the grant and by having a more attractive property. Property owners will retain title to the property after the building is removed.

Participation is voluntary, and funding is limited. Therefore, property owners are encouraged to take advantage of this program quickly.

**HOW DOES IT WORK?**

The City of Prairie City will enter into an agreement with property owner(s) for a grant to assist in building demolition, removal of debris, and site grading. Qualified structures will be residential structures including, but not limited to, single family homes, garages, sheds, and duplexes. Residential structures and commercial property will be considered. Property owners may apply for grant for \$3,000 specifying the property location and structure to be demolished. The applicant will be required to pay \$1 per square foot of the building(s) to be demolished. If the grant is approved by the City, the Applicant will hire a contractor [fully bonded and licensed] to do the work and will make all arrangements for disconnection of utilities. Once the demolition is completed owner makes application for payment. Once the property is inspected and the work done is approved by City, a check will be issued for the grant account, made out to both the applicant and the contractor.

**PROCEDURE:**

The Grant Application is to be presented for evaluation to Prairie City Economic Development Commission on a form approved by the City. Prairie City Economic Development Commission is to consider the benefit to the City, and make recommendation without considering race, sex, religion, or ethnicity of applicant. If approved or approved as modified, application is to be forwarded to the Prairie City City Council. The City Council will then approve or deny the application or approve with modification. A quote from a bona fide contractor for demolition must be included in the application. Demolition must occur within ninety (90) days of approval by City Council or the grant application becomes voidable at the option of the City Council. The City Council may grant one ninety (90) day extension for extraordinary circumstances.

**IMPORTANT NOTES:**

Eligible properties must be vacant of human occupants at the time an agreement is submitted to the City. Properties must be free and clear of any previous liens, mortgages, rental agreements, or other ownership interests, or past due property taxes. Any hazardous materials must be removed from the property prior to submitting the application.

The property owner also agrees to hold the City harmless from any liability for any damages or injuries caused by its actions or by the actions of its employees, contractors, or other agents thereof, whether intentional or unintentional.

Property owner(s) participating in the program do so voluntarily. However, that does not relieve them from any previous or future public nuisance actions pertaining to the property. Also, should terms of the agreement not be fulfilled by the property owner, the City may take any measures necessary and proper to assure protection of the public's health, safety, and welfare.

The City reserves the right to determine acceptable properties for the program and may withdraw from any agreement prior to demolition upon written notice to the property owner. Material misrepresentation in the grant application will cause the owner to forfeit this grant. The City also reserves the right to discontinue this program at any time for any reason.

No applicant is eligible if:

- (a) They have previously received or applied for and had accepted a demolition grant.
- (b) They have received Notice from city, state, or federal authorities that the property was or is in violation of Prairie City Code, or state or federal laws, including but not limited to nuisance or municipal infractions.
- (c) They are delinquent on their real estate taxes or city utilities.
- (d) Demolition is already in process at the time of application.

Applicant must provide proof of fee simple ownership and liability insurance.

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**City of Prairie City, Iowa**

**APPLICATION, RELEASE, AND AGREEMENT**

This Application, Release, and Agreement is hereby made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2013, by and between the City of Prairie City, Iowa, a municipal corporation, hereinafter referred to as City, and \_\_\_\_\_, hereinafter referred to as Owner.

WHEREAS, \_\_\_\_\_ is/are the Owner, free and clear of any outstanding liens, mortgages, and encumbrances of the real property located at and described in the following legal description:

\_\_\_\_\_

WHEREAS, Owner owns a vacant substandard, deteriorated, or dilapidated building located on the above described property (attach dimensional drawing and photograph(s) of building); and

WHEREAS, Owner desires to have the building removed from the property and acknowledges that its removal is for the betterment of the public's health, safety, and welfare; and,

WHEREAS, City is willing to remove the building by demolition to be conducted by a contractor chosen by the City of Prairie City; and,

WHEREAS, Owner is agreeable to demolish the building, remove all demolition debris and grade the site at the above location.

For and in consideration of the City of Prairie City providing a demolition grant in the amount of \_\_\_\_\_;

This Release and Agreement is entered into voluntarily and is intended to release the City of Prairie City, its officers and employees, and agents thereof, for any and all claims that may occur as a result of services performed.

Owner agrees as follows:

1. Owner shall remove the building described above by demolition within 90 days of approval of this application by City Council. Owner acknowledges the structure is vacant and in a substandard, deteriorated, or dilapidated condition, and that its removal benefits the public's health, safety, and welfare.
2. Owner certifies he has not received Notice from city, state, or federal authorities that property is in violation of city, state, or federal code, including but not limited to nuisance or municipal infractions.

3. Owner certifies that no liens, mortgages, rental agreements, or other ownership interests exist concerning said property. Owner certifies that they are not delinquent on real estate taxes or city utilities. Demolition on this property has not been started.
4. Owner shall indemnify and hold City harmless of and from any and all claims, suits, actions, or judgments, including all expenses, attorney fees, witness fees, cost of defending any such action or claim, or appeals, there from, arising out of the demolition of the building. Owner maintains liability insurance on the premises in the amount of at least \$\_\_\_\_\_.
5. Owner certifies that there are no hazardous materials located, stored, kept, maintained, or possessed on or about the above-described property.
6. Quote from bona fide contractor is attached.

Application is dated this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

\_\_\_\_\_  
\_\_\_\_\_, Owner

Approved in the amount of \$\_\_\_\_\_ by Prairie City Economic Development Commission this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

**PRAIRIE CITY ECONOMIC  
DEVELOPMENT COMMISSION**

By: \_\_\_\_\_

Approved in the amount of \$\_\_\_\_\_ by City of Prairie City, Iowa.

By: \_\_\_\_\_