

US EPA ARCHIVE DOCUMENT



# Non-URA Supplemental Assistance and Benefits Program for Businesses

## Supplemental Assistance and Benefits Program

Through the City of Cincinnati, the Metropolitan Sewer District of Greater Cincinnati (MSD) is offering a Supplemental Assistance and Benefits (SAB) program for owner-occupied businesses, business tenants and property owners who lease to businesses.

These supplemental benefits are in addition to those offered through the federal Uniform Relocation Act (URA) and do not reduce any URA benefits to which owner-occupied businesses, business tenants and property owners who lease to businesses may be entitled.

The assistance and supplemental benefits offered through this program will help minimize the inconveniences and financial impacts on those who are displaced by an MSD sewer construction project.

This program does not provide assistance or supplemental benefits to property owners for temporary or permanent construction easements acquired by MSD.

## Benefits for Owner-Occupied Businesses

Business owners who operate at business sites that they own and are displaced from their site by an MSD sewer construction project are eligible for the following supplemental benefits:

### Purchase of a Replacement Site

Owner-occupied businesses are eligible for a maximum of \$100,000 (not to exceed 25% of the appraised value) per eligible business owner for the purchase of a replacement business site where the cost of a substantially equivalent site is more than the acquisition cost of the displaced site.

### Modifications to a Replacement Site

Owner-occupied businesses may receive up to an additional \$50,000 after demonstrating to MSD the need for reasonable modifications to the replacement site, provided the modification costs are actually incurred.

### Increased Property Tax

Owner-occupied businesses may receive up to \$25,000 to compensate for the difference in increased property taxes at the replacement site for 12 months.

### Increased Utility Costs

Owner-occupied businesses may receive up to \$25,000 to compensate for increased utility costs at the replacement site. MSD will pay the difference in utility costs for 12 months. However, businesses that voluntarily choose a larger replacement site may receive a 50% reduction in this benefit.

### Accelerated Acceptance Benefit

Owner-occupied businesses will receive \$10,000 at closing if the fully executed purchase contract is delivered to MSD within 30 days of receipt thereof.

### Waiver of Salvage Fees

Businesses can salvage (or remove) items from their business sites that are considered real property features (e.g. light fixtures, flooring, doors, windows) for their own reuse or sale to a company that buys salvaged items. Any salvage fees that would normally apply if this occurred will be waived.

Any reuse of features, items, or fixtures must comply with all State of Ohio, City of Cincinnati or other applicable building codes and is at the owner's own risk.

This supplemental benefit is an effort to reduce the amount of demolition debris that would be sent to landfills.

### Waiver of Holdover Rents for Businesses

MSD will waive holdover rents for up to six months for displaced owner-occupied businesses, provided appropriate insurance and agreements are executed and the business pays all costs associated with the property with the exception of real property taxes (which will be paid by MSD from the date of the closing).

## Benefits for Property Owners who Lease to a Business Tenant

Property owners who lease a site to a business and whose property is acquired as the result of an MSD sewer construction project are eligible for the following supplemental benefits:

### Accelerated Acceptance Benefit

Property owners who lease their property to a business tenant will receive \$10,000 at closing if the fully executed purchase contract is delivered to MSD within 30 days of receipt thereof.

### Waiver of Salvage Fees

Property owners can salvage (or remove) items from their property that is considered real property features (e.g. light fixtures, flooring, doors, windows) for their own reuse or sale to a company that buys salvaged items. Any salvage fees that would normally apply if this occurred will be waived.

Any reuse of features, items, or fixtures must comply with all State of Ohio, City of Cincinnati or other applicable building codes and is at the owner's own risk.

This supplemental benefit is an effort to reduce the amount of demolition debris that would be sent to landfills.

## Benefits for Business Tenants

Business tenants who are displaced from their business site by an MSD sewer construction project are eligible for the following supplemental benefits:

### **Modifications to a Replacement Site**

Business tenants may receive up to \$50,000 after demonstrating to MSD the need for reasonable modifications to the replacement site, provided the modification costs are actually incurred.

### **Increased Utility /Property Tax Costs**

Business tenants may be eligible for a one-time payment of \$12,500 if the replacement site requires the business tenants to pay utilities and/or property taxes that they did not have to pay as part of their current lease.

### **Waiver of Holdover Rents for Businesses**

MSD will waive holdover rents for up to six months for displaced business tenants, provided appropriate insurance and agreements are executed and the business pays all costs associated with the property with the exception of real property taxes (which will be paid by MSD from the date of the closing).

### **Need More Information?**

For more information contact:

**MSD Engineering Customer Service at (513) 557-3594**

or **[MSD.Communications@cincinnati-oh.gov](mailto:MSD.Communications@cincinnati-oh.gov)**