

Town of Alma

59 E Buckskin Rd.
PO Box 1050
Alma, CO 80420
(719) 836-2712

Open for Business

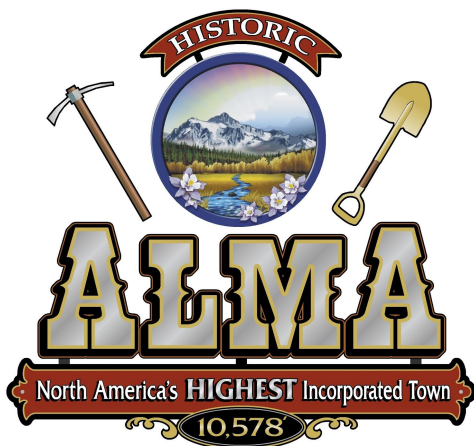
April | 2019

Introduction

Alma, founded by a shopkeeper and named after his daughter in 1873. The continually incorporated town served as a business hub the the surrounding mining districts. In it's early days it had a lively mix of hotels, restaurants, bars, laundries, schools, boarding houses and livery stables in the service industry. Merchants supplied the mining community with the tools, equipment, clothing and food needed for their enterprises. Local industries started to serves the needs of building and mining, black smith's forges and foundries, a smelter to consolidate precious metals mined in the area. There was a huge hauling industry, starting with burrows and wagons then continuing with the railroad at Alma Junction.

Welcome

Welcome to the town of Alma, we are pleased to to provide you with a variety of information providing a streamlined path to opening a business in our local Alma community. Our peaceful unique community and it's citizens are committed to supporting our local businesses, preserving out past and promoting our town and it's prosperity in the future. We are proud of our municipality and the programs and services it provides to its citizens and businesses, such as, Residential and Business , Property



Improvement Incentive Programs, a Business Improvement District on Hwy 9 and “ESTIP” programs returning a portion of sales taxes to businesses for starting and improving their business. We, the town board of trustees, and it’s citizens are committed to, and will continue to provide the highest quality and responsive services to our businesses and residences as possible to maintain, and grow a harmonious and prosperous community now and into the future. Welcome to Alma, the highest incorporated town in the United States of America.

Business Checklist

Below you will find checklist for starting a business in the Town of Alma. All of the following may be applicable to operate an existing business in the Town of Alma. For more information please contact the town at 719-836-2712 or email us at info@townofalma.com. For all questions regarding building/construction permits please contact...

New Business | Existing Building | No Renovations

1. Alma Business License
2. Alma Liquor License (if applicable)
3. Fire Department Sign-off
4. Off Street Parking
5. Off Street Parking Amendment
- 6. Ordinance 2002-2 ESTIP (pg 5)**
- 7. Ordinance 2002-3 Business Incentive Zone (pg 10)**
8. Ordinance 2006-6 Grease trap (if applicable)
- 9. Ordinance 2015-1 Property Improvement Incentive Program (pg 14)**
10. State Business License and Sales Tax License
11. State Health Department Sign-off (if applicable)
12. State Liquor License (if applicable)

New Business | Existing Building | with Renovations

1. Alma Business License
2. Alma Liquor License (if applicable)
3. Architectural Guidelines
4. Building Height
5. Building Permit Application (if applicable)
6. Commercial Residential Amendment (if applicable)
7. Commercial Zoning (if applicable)
8. Excavation Permit (if applicable)
9. Fire Department sign-off
10. Lot Consolidation (if applicable)
11. Off Street Parking
12. Off Street Parking Amendment
- 13. Ordinance 2002-2 ESTIP (pg 5)**
- 14. Ordinance 2002-3 Business Incentive Zone (pg 10)**
15. Ordinance 2005-3 Grading and excavation permit
16. Ordinance 2006-2 Maximum Lot coverage
17. Ordinance 2006-03 Driveway Grade
18. Ordinance 2006-6 Grease trap (if applicable)
- 19. Ordinance 2015-1 Property Improvement Incentive Program (pg 14)**
20. State Business License and Sales Tax License
21. State Electrical Permit
22. State Health Department Sign-off (if applicable)
23. State Liquor License (if applicable)
24. Variance Application (if applicable)

New Business | New Construction

1. Alma Business License
2. Alma Liquor License (if applicable)
3. Architectural Guidelines
4. Building Height
5. Building Permit Application
6. Commercial Residential Amendment (if applicable)
7. Commercial Zoning
8. Excavation Permit
9. Fire Department sign-off
10. Lot Consolidation
11. Off Street Parking
12. Off Street Parking Amendment
- 13. Ordinance 2002-2 ESTIP (pg 5)**
- 14. Ordinance 2002-3 Business Incentive Zone (pg 10)**
15. Ordinance 2005-3 Grading and excavation permit
16. Ordinance 2006-2 Maximum Lot coverage
17. Ordinance 2006-03 Driveway Grade
18. Ordinance 2006-6 Grease trap
- 19. Ordinance 2015-1 Property Improvement Incentive Program (pg 14)**
20. Sewer Tap Application
21. State Business License and Sales Tax License
22. State Electrical Permit
23. State Health Department Sign-off
24. State Liquor License (if applicable)
25. State Plumbing Permit
26. Water and Sewer lines info
27. Water Tap Application
28. Variance Application (if applicable)

Incentive Programs

ESTIP | Enhanced Sales Tax Incentive Program

- Sec. 4-5-10. Established.
- Sec. 4-5-20. Purpose.
- Sec. 4-5-30. Definitions.
- Sec. 4-5-40. Program participation.
- Sec. 4-5-50. Benefit of participation.
- Sec. 4-5-60. Uses of enhanced sales taxes.
- Sec. 4-5-70. Base figure.
- Sec. 4-5-80. Sales tax not affected.
- Sec. 4-5-90. Application approval procedure.
- Sec. 4-5-100. Findings.

Sec. 4-5-10. Established.

There is hereby established within the Town an Enhanced Sales Tax Incentive Program ("ESTIP").

(Ord. 2002-2 §1; Ord. 2011-18 §1)

Sec. 4-5-20. Purpose.

The purpose of the ESTIP created hereby is to encourage the establishment and/or substantial expansion of retail sales tax-generating businesses within the Town, thereby stimulating the economy of and within the Town, thereby providing employment for residents of the Town and others, thereby further expanding the goods available for purchase and consumption by residents of the Town and further increasing the sales taxes collected by the Town. Said increased sales tax collections will enable the Town to provide expanded and improved municipal services to and for the benefit of the residents of the Town, while at the same time providing public or public-related improvements at no cost, or at deferred cost, to the Town and its taxpayers and residents. (Ord. 2002-2 §2; Ord. 2011-18 §1)

Sec. 4-5-30. Definitions.

As used in this Article, the following phrases shall have the following meanings:

Enhanced sales tax means the amount of the sales tax collected by the Town over and above a base amount negotiated by, and agreed upon by, the applicant and the Town, and which amount is approved by the Board of Trustees, which base amount shall never be lower than the amount of sales tax collected by the Town at the property in question in the previous twelve (12) months plus a reasonable and agreed-upon percentage of anticipated increase in sales taxes, or, in the case of a newly established business, an amount which represents the good-faith determination by the applicant and the Town as to the amount of sales taxes which could be generated from the new business without the participation by the applicant in the ESTIP created hereunder.

Owner or proprietor means the record owner or operator of an individual business, or the owner of the real property upon which more than one (1) business is operated, provided that said owner (whether an individual, corporation, partnership or other entity) is the owner or lessor of the individual businesses operated thereon.

(Ord. 2002-2 §3; Ord. 2011-18 §1)

Sec. 4-5-40. Program participation.

Participation in ESTIP shall be based upon approval by the Board of Trustees, exercising its legislative discretion in good faith. Any owner or proprietor of a newly established or proposed retail sales tax-generating business or location, or the owner or proprietor of an existing retail sales tax-generating business or location which wishes to expand substantially, may apply to the Town for inclusion within the ESTIP, provided that the new or expanded business is reasonably likely to generate enhanced sales taxes of at least one thousand dollars (\$1,000.00) in the first year of operation. (Ord. 2002-2 §4; Ord. 2011-18 §1)

Sec. 4-5-50. Benefit of participation.

Approval by the Board of Trustees of an agreement implementing the ESTIP shall entitle the successful applicant to share in enhanced sales taxes derived from the applicant's property or business in an amount which shall not in any event exceed fifty percent (50%) of the

enhanced sales taxes; provided, however, that the applicant may use said amounts only for public and/or public-related purposes such as those specified herein and which are expressly approved by the Board of Trustees at the time of consideration of the application. The time period in which said enhanced sales taxes may be shared shall not commence until all public or public-related improvements are completed and shall be limited by the Board of Trustees, in its discretion, to a specified time or until a specified amount is reached.

(Ord. 2002-2 §5; Ord. 2011-18 §1)

Sec. 4-5-60. Uses of enhanced sales taxes.

The uses to which said shared enhanced sales taxes may be put by an applicant shall be strictly limited to those which are public or public-related in nature. For the purposes of this Article, public or public-related purposes means public improvements, including but not limited to streets, sidewalks, curbs, gutters, pedestrian malls, streetlights, drainage facilities, landscaping, decorative structures, statuaries, fountains, identification signs, traffic safety devices, bicycle paths, off-street parking facilities, benches, rest rooms, information booths, public meeting facilities, building upgrades, historical restoration, construction that will generate additional employment opportunities and/or sales tax revenues, and all necessary, incidental and appurtenant structures and improvements of a similar nature which are specifically approved by the Board of Trustees upon the Board of Trustee's finding that said improvements are public or public-related improvements or will serve the purposes set forth in Section 4-5-20 of this Article.

(Ord. 2002-2 §6; Ord. 2011-18 §1)

Sec. 4-5-70. Base figure.

The base figure for sales taxes shall be divided into four (4) quarterly increments, which increments are subject to agreement between the parties and approval by the Board of Trustees, and which increments shall be reasonably related to the average quarterly performance of the business or property in question, or similar businesses in the area (i.e., adjust for seasonal variations). If in any quarter the agreed-upon base figure is not met by the applicant so as to create enhanced sales tax for that quarter, no funds shall be shared with the applicant for said quarter, and no increment shall be shared until that deficit, and any other cumulative deficit, has been met, so that at the end of any twelve-month cycle, funds in excess

of those enhanced sales taxes agreed to be shared shall not have been shared with any applicant.

(Ord. 2002-2 §7; Ord. 2011-18 §1)

Sec. 4-5-80. Sales tax not affected.

It is an overriding consideration and determination of the Board of Trustees that existing sources of Town sales tax revenues shall not be used, impaired or otherwise affected by this Enhanced Sales Tax Incentive Program. Therefore, it is hereby conclusively determined that only enhanced sales tax generated by the properties described in an application shall be subject to division under this ESTIP. It shall be the affirmative duty of the Finance Director to collect and hold all such enhanced sales taxes in a separate account apart from the sales tax generated by and collected from the other sales tax-generating uses and businesses within the Town and to provide an accounting system which accomplishes the overriding purpose of this Article. It is conclusively stated by the Board of Trustees that the ordinance codified herein would not be adopted or implemented but for the provisions of this Section.

(Ord. 2002-2 §8; Ord. 2011-18 §1)

Sec. 4-5-90. Application approval procedure.

(a) Approval of an application for inclusion in this ESTIP shall be given by the Board of Trustees, at a public hearing held as a portion of a regularly scheduled Board of Trustees meeting, based upon the following criteria:

- (1) The amount of enhanced sales taxes which are reasonably to be anticipated to be derived by the Town through the expanded or new retail sales tax generating business;
- (2) The public benefits which are provided by the applicant through public works, public improvements, additional employment for the Town residents, etc.;
- (3) The amount of expenditures which may be deferred by the Town based upon public improvements to be completed by the applicant;
- (4) The conformance of the applicant's property or project with the comprehensive plan and zoning ordinances of the Town; and

- (5) The agreement required by Subsection (c) below.
- (b) Approval shall be by motion adopted by a majority of the entire Board of Trustees.
- (c) Each application for approval submitted to the Board of Trustees shall be subject to approval by the Board solely on its own merits. Approval of an application shall require that an agreement be executed by the owner and the Town, which agreement shall, at a minimum, contain:
 - (1) A list of those public or public-related improvements which justify the applicant's approval and the amount which shall be spent on said improvements;
 - (2) The maximum amount of enhanced sales taxes to be shared and the maximum time during which the agreement shall continue, it being expressly understood that any such agreement shall expire and be of no further force and effect upon the occurrence of the earlier to be reached of the maximum time of the agreement (whether or not the maximum amount to be shared has been reached) or the maximum amount to be shared (whether or not the maximum time set forth has expired);
 - (3) A statement that it is a personal agreement which is not transferable and which does not run with the land;
 - (4) That the agreement shall never constitute a debt or obligation of the Town within any constitutional or statutory provision;
 - (5) The base amount which is agreed upon by quarter and the fact that if, in any quarter as specified, sales taxes received from the property do not at least equal said amount, there shall be no sharing of funds for said quarter;
 - (6) The base amount shall be agreed upon which shall consider the historic level of sales at the property in question, or a similar property within the area in the event of a new business, and a reasonable allowance for increased sales due to the improvements and upgrades completed as a result of inclusion within the ESTIP;
 - (7) A provision that any enhanced sales taxes subject to sharing shall be escrowed in the event there is a legal challenge to the ESTIP or the approval of any application therefor;

(8) An affirmative statement that the obligations, benefits and/or provisions of the agreement may not be assigned in whole or in any part without the express authorization of the Board of Trustees, and further that no third party shall be entitled to rely upon or enforce provision hereof; and (9) Any other provisions agreed upon by the parties and approved by the Board of Trustees.

(Ord. 2002-2 §§9, 10; Ord. 2011-18 §1)

Sec. 4-5-100. Findings.

The Town Board has enacted this ESTIP as a joint benefit to the public at large and to private owners for the purpose of: providing the Town with increased sales tax revenues generated upon and by properties improved as a result of this Program; public improvements being completed by private owners through no debt obligation being incurred on the part of the Town, and allowing applicants an opportunity to improve properties which generate sales activities, which improvements make those properties more competitive in the marketplace and further provide to the applicant additional contingent sources of revenues for upgrading said properties. The Town Board specifically finds and determines that creation of this ESTIP is consistent with the Town's powers as a statutory municipal corporation, and that exercise of said powers in the manner set forth herein is in furtherance of public health, safety and welfare. Notwithstanding any provision hereof, the Town shall never be a joint venture in any private entity or activity which participates in this ESTIP, and the Town shall never be liable or responsible for any debt or obligation of any participant in this ESTIP.

(Ord. 2011-18 §1)

ARTICLE 6 Business Incentive Zone

- Sec. 4-6-10. Short title.
- Sec. 4-6-20. Legislative declarations.
- Sec. 4-6-30. Definitions.
- Sec. 4-6-40. Eligibility.
- Sec. 4-6-50. Application.
- Sec. 4-6-60. Review of application.

- Sec. 4-6-70. Recourse for inaccurate estimates of expected incremental future sales tax revenue.

Sec. 4-6-10. Short title.

This Article shall be known and may be cited as the "Alma Business Incentive Zone Ordinance."

(Ord. 2002-3 §1; Ord. 2011-18 §1)

Sec. 4-6-20. Legislative declarations.

(a) The Board of Trustees hereby finds and declares that:

(1) The health, safety and welfare of the people of the Town are in large part dependent upon the continued encouragement, development and expansion of opportunities for employment in the private sector in the Town.

(2) There currently exist in the Town businesses or vacant land which require new development or revitalization opportunities to overcome conditions of unemployment, underemployment, net out-migration of the population, diminution of tax revenues, chronic economic distress, deterioration of business districts, deterioration of public infrastructures or sudden severe economic dislocations.

(3) By creating new development opportunities for businesses within the Town, the Board of Trustees will increase the likelihood that new and improved businesses will generate more municipal sales tax revenues for the Town in the future.

(b) It is the policy of the Town, in order to provide incentives for private enterprises to expand and for new business to locate in the Town, to develop a program which declares the Town a "Business Incentive Zone" and provides for the abatement of certain categories of fees, taxes and other business development-related charges for new development or redevelopment expected to generate revenue to the Town, within a one-year period, equal to or exceeding the amount of the abatement.

(c) The Board of Trustees has enacted this Article as a joint benefit to the public at large and to private owners for the purposes of providing the Town with increased sales tax revenues generated upon and by properties improved as a result of the program and allowing owners and

proprietors opportunities to improve properties which generate sales activities, which improvements make those properties more competitive in the marketplace and further provide to owners and proprietors additional contingent sources of revenues for upgrading said properties.

(d) The Board of Trustees specifically finds and determines that the creation of this Article is consistent with the Town's powers as a municipal corporation and that the exercise of those powers in this Article promotes the public health, safety and general welfare of the citizens of the Town. Notwithstanding any provision hereof, the Town shall never be a joint venturer in any private entity or activity which participates in the program, and the Town shall never be liable or responsible for any debt or obligation of any participant.

(Ord. 2002-3 §2; Ord. 2011-18 §1)

Sec. 4-6-30. Definitions.

As used in this Article, the following phrases shall have the following meanings unless the context clearly indicates another meaning:

Eligible Town fees, charges and taxes means and shall be limited to tax on machinery, furniture and fixtures associated with the initial development or redevelopment project, and tax on building materials, building permit fees, zoning fees and plan check fees.

Expected incremental future revenues means the amount of the additional sales tax, property tax and water/sewer user charges as projected by the Town, expected to be generated over a one-year period from the time of completion of the project over and above the sales tax fees generated on the premises in the twelve (12) months preceding the application described in Section 4-6-50 below.

Owner or proprietor means the record owner, tenant or operator of an individual business or the owner of the real property upon which more than one (1) business is operated. Project means the specific development or redevelopment expenditures which relate both to the abatement of eligible Town fees, charges and taxes and to expected incremental future sales tax revenues.

(Ord. 2002-3 §3; Ord. 2011-18 §1)

Sec. 4-6-40. Eligibility.

Participation in the business incentive zone fee, charge and tax abatement program shall be based upon approval by the Board of Trustees. Any owner or proprietor of a newly purchased, established or proposed business, or the owner or proprietor of an existing business which wishes to expand, may apply to the Town for inclusion within the program. Abatement of eligible Town fees, charges and taxes shall be granted up to the amount of expected incremental future revenues to be generated by the project during the ensuing one-year period.

(Ord. 2002-3 §4; Ord. 2011-18 §1)

Sec. 4-6-50. Application.

Any owner or proprietor may file a written application for inclusion in the business incentive zone program on forms provided by the Town and attaching such information as the Town may require. Such application shall be filed with the Town Administrator, who shall refer the application to the Board of Trustees.

(Ord. 2002-3 §5; Ord. 2011-18 §1)

Sec. 4-6-60. Review of application.

The Board of Trustees shall review the application and any other information which it may reasonably require from the applicant and shall determine the expected incremental future sales tax revenue, if any, attributable to the project. If the application is approved by the Board of Trustees, the applicant's eligible Town fees, charges and taxes attributable to the project shall be reduced by an amount equal to the expected incremental future sales tax revenue.

(Ord. 2002-3 §6; Ord. 2011-18 §1)

Sec. 4-6-70. Recourse for inaccurate estimates of expected incremental future sales tax revenue.

Neither the Town nor the applicant shall have cause to recover amounts resulting from differences in actual versus estimated collections of sales taxes during the one-year estimate period.

(Ord. 2002-3 §7; Ord. 2011-18 §1)

PIIP | Property Improvement Incentive Program

- Sec. 4-8-10. Short title.
- Sec. 4-8-20. Legislative purpose.
- Sec. 4-8-30. Definitions.
- Sec. 4-8-40. Participation.
- Sec. 4-8-50. Agreement.
- Sec. 4-8-60. Uses.
- Sec. 4-8-70. Amount of PIIP rebate—Matching funds.
- Sec. 4-8-80. Criteria for approval.
- Sec. 4-8-90. Terms of agreement.
- Sec. 4-8-100. Public purpose.
- Sec. 4-8-10. Short title.

There is hereby established within the Town of Alma a Property Improvement Incentive Program ("PIIP").

(Ord. 2015-01)

Sec. 4-8-20. Legislative purpose.

The purpose of the Property Improvement Incentive Program created hereby is to encourage improvements to the exterior appearance of privately-owned structures and properties within the Town, thereby stimulating the economy of and within the Town, increasing tourist visits; and generally enhancing the livability of the Town all if which will, in the long term, increase property values and retail sales thereby increasing property and sales tax revenues to the Town for the provision of public services.

(Ord. 2015-01)

Sec. 4-8-30. Definitions.

As used in this Article and all sections thereof, the following phrases shall have the following meanings:

(a) The term "improvements" shall mean improvements to the exterior facade of structures or the landscaping of real property located in the Town of Alma which improvements are visible

from the street located directly to the front of the property or, as to properties located on street corners, from the street adjacent to the property. The term shall not include improvements to the interior of a structure, structural improvements or landscaping that do not enhance the appearance of the property, landscaping improvements that are temporary in nature, or structural improvements or landscaping that are screened from street view by fencing or other similar visual barriers.

(b) The term "owner" shall mean the record owner of taxable real property or improvements thereon located in the Town of Alma, but shall not include the owner of public or governmental property.

(Ord. 2015-01)

Sec. 4-8-40. Participation.

Participation in the PIIP shall be based upon approval by the Town Board of the Town of Alma, exercising its legislative discretion in good faith. Any owner of property may apply for participation in the PIIP as set forth in this Article. The Town Board shall consider complete applications in the order submitted and may approve, deny or approve in part, such applications based on the merit of the proposed project. Nothing contained in this Article shall be interpreted or construed to create an entitlement to participation in the PIIP. The Town Board may deny any application which it concludes does not adequately serve the public purposes of this Article.

(Ord. 2015-01)

Sec. 4-8-50. Agreement.

Approval by the Town Board of an agreement implementing this PIIP shall result in the granting of a rebate of all or a portion of the real property taxes paid to the Town by the Owner of the property making the application for a period not to exceed the preceding five (5) tax years. The agreement shall contain, at a minimum, the terms set forth in Section 4-9-90 below.

(Ord. 2015-01)

Sec. 4-8-60. Uses.

The uses to which the PIIP rebate may be put by an applicant shall be strictly limited to the installation or construction of improvements to the property owned by the applicant and only upon the Town Board's finding that said improvements will serve the purposes set forth in Section 4-9-20 of this Article.

(Ord. 2015-01)

Sec. 4-8-70. Amount of PIIP rebate—Matching funds.

(a) The total amount of the PIIP rebate paid to an applicant shall not exceed the amount of real property taxes paid by the owner of the property (whether the applicant or a preceding owner) to the Town for the preceding five (5) tax years. No PIIP rebate shall be made for property taxes paid to other public entities.

(b) The total amount of PIIP rebate paid out by the Town in any calendar year to all PIIP participants shall not exceed the amount budgeted and appropriated for that purpose by the Town Board for that calendar year. PIIP applications received after the funds budgeted and appropriated for the PIIP Program in any calendar year are fully committed may be held in abeyance for consideration by the Board in the following year. Projects may be divided into phases and funded in successive years.

(c) The owner of the property shall, as a condition of participation in the PIIP, pay not less than an amount equal to fifty percent (50%) of the total cost of the improvements.

(Ord. 2015-01)

Sec. 4-8-80. Criteria for approval.

Approval of an application for participation in the PIIP shall be given by the Town Board, at a public hearing held as a portion of a regularly scheduled Town Board meeting, based upon the following criteria:

(a) No PIIP participation shall be approved where the total cost of the improvements is less than five hundred dollars (\$500.00).

(b) The PIIP project must, as determined by the Town Board, enhance the overall appearance of the Town and the property for which the application is made.

(c) The improvements must be constructed or installed by a contractor or professional experienced and capable of performing the work. The Town may maintain a list of pre-approved contractors but shall consider the qualifications of other contractors and professionals submitted by the applicant. In no case shall the work be performed by the applicant unless the applicant can establish, to the satisfaction of the Board, that the applicant is himself or herself, experienced and capable of performing the work in question.

(d) The scope of work and accompanying plans submitted with the application shall be sufficiently detailed for their intended purpose.

(e) The agreement required by Section 4-9-50 shall contain all of the terms set forth in Section 4-9-90 and shall be otherwise acceptable to the Board. Approval shall be by motion adopted by a majority of the entire Town Board.

(Ord. 2015-01)

Sec. 4-8-90. Terms of agreement.

Each application for approval submitted to the Town Board shall be subject to approval by the Board solely on its own merits. Approval of an application shall require that an agreement be executed by the owner and the Town, which agreement shall, at a minimum, contain:

(a) A scope of work and plans for the improvements to be constructed or installed.

(b) The estimated cost of the project.

(c) The name of the contractor or other person by whom the work will be performed.

(d) The maximum amount of property tax to be rebated by the Town, and the maximum time during which said agreement shall continue, it being expressly understood that any such agreement shall expire and be of no further force and effect upon the termination date whether or not the work has been completed.

(e) The matching funds to be furnished by the owner, which amount shall be not less than fifty percent (50%) of the total cost of the work to be performed.

(f) The period during which the owner or the owner's successor in interest shall be obligated to maintain the improvements.

(g) A provision providing that the property tax rebate shall only occur after completion of the work and final inspection and approval by the Town.

(h) A statement that this is a personal agreement which is not transferable and which does not run with the land;

(i) A statement that the agreement shall never constitute a debt or obligation of the Town within any constitutional or statutory provision;

(j) An affirmative statement that the obligations, benefits, and/or provisions of this agreement may not be assigned in whole or in any part without the expressed authorization of the Alma Town Board, and further that no third party shall be entitled to rely upon or enforce provision hereof;

(k) An affirmative statement that the agreement will be recorded, and that the owner's obligation will run with the land and be binding upon the owner's heirs, successors and assigns; and

(l) Any other provisions agreed upon by the parties and approved by the Town Board.

(Ord. 2015-01)

Sec. 4-8-100. Public purpose.

The Town Board has enacted this PIIP as a joint benefit to the public at large and to private owners for the purpose of: improving the appearance and livability of the Town; providing the Town with increased sales tax revenues by increasing tourism; and allowing applicants an opportunity to improve properties, which improvements make those properties more valuable, thus increasing property tax revenues. The Town Board specifically finds and determines that creation of this PIIP is consistent with the Town's powers as a statutory municipal corporation, and that exercise of said powers in the manner set forth herein is in furtherance of public health, safety and welfare. Notwithstanding any provision hereof, the Town

shall never be a joint venture in any private entity or activity which participates in this PIIP, and the Town shall never be liable or responsible for any debt or obligation of any participant in this PIIP.

(Ord. 2015-01)

Important Numbers

- Town Hall: 719-836-2712
- Building Inspector:
- County Health Department:
- State Health Department: