



# ECONOMIC DEVELOPMENT

## Infill Development Incentive Program

- The City's Infill Development Incentive Policy provides financial incentives to develop vacant and underutilized properties within the City limits.
- The City has provided financial incentives to help with the physical and monetary challenges of developing such parcels.
- Since the City seeks to promote high-quality development, projects must meet the 'Eligibility Criteria' of this Policy, as detailed below.

### Eligibility Criteria

1. The property must meet the definition for infill development
2. The property must be located within the jurisdiction limits of the City
3. The property must meet at least one (1) of the locational criteria defined in subsection 20.10.280(B) of the City Code
4. The project must not propose development activity defined in Subsection 20.10.280(K) of the City Code
5. The infill development project must adhere to the criteria listed under 'Program Policy'

\***Additional Criteria Apply, see [Review Criteria](#)**



### Program Policy

- Project must meet **all** mandatory design requirements and no less than three (3) of the selective design requirements
- Minimum private investment of \$50K, **excluding property acquisition costs**
  - ◇ New construction and/or rehabilitation of a brownfield or greyfield development, with existing structure(s), must result in a commercial, industrial or multi-family residential use
  - ◇ Brownfield and greyfield **redevelopment projects** require a minimum \$200K investment and are exempt from selective design criteria
- Project must demonstrate potential to generate more revenues than costs to the City, with incentives, through one or more of the following:
  - ◇ Net increase or retention of jobs
  - ◇ Addition to the tax base
  - ◇ Additional rental housing units
  - ◇ Improved economic welfare of local residents/businesses
- Applicant/Property Owner must have neither caused nor contributed to the present blighted condition
- Project must not include demolition of properties that are deemed historic
- Applicant/Property Owner must prove financial stability and capacity to complete the project and demonstrate compliance with all local, state, and federal laws

## Financial Incentives and Benefits

- **Property Tax Rebate:** An approved project may have the City's portion of the project's ad valorem property taxes rebated. All qualifying projects receive a 100% rebate on the City's incremental property tax for years 1-3 and a 75% rebate on the City's incremental property tax for years 4-5

An additional 5 year City incremental property tax rebate, **capped** at 50%, will be given to Greyfield or Brownfield development projects

The following example table shows the Property Tax Rebate Schedule:

Year 1	Year 2	Year 3	Year 4	Year 5	*Year 6	*Year 7	*Year 8	*Year 9	*Year 10
100%	100%	100%	75%	75%	50%	50%	50%	50%	50%

- **Construction Materials Sales Tax Rebate:** An approved project may receive a 100% rebate of the City's portion of sales tax used on materials and labor
- **Building Construction Fee Rebate:** Upon approval, the Economic and International Development Department will provide eligible Applicant/Property Owner(s) an opportunity to apply for a rebate from planning and building fees associated with new construction or rehabilitation and occupancy of their infill facilities. \*Eligibility requirements apply
- **Lien Waivers:** Provides property owners a release of liens attached to infill properties as a result of condemnation, sanitation, or other city-imposed non-property liens, excluding Community Development or other federally-funded liens.
- **Customized Plan Review:** The Economic and International Development Department is committed to assisting applicants through the planning and permitting phase under an expedited review process at no additional cost to the applicant. At the time of building permit application submittal, the applicant may request participation in the City's Customized Plan Review service at no additional cost.
- **Procedural and Program Guidelines:** Any person, partnership, organization or corporation of other entity which requests infill incentives under this policy shall be required to comply with procedural guidelines found in the Infill Development Policy
- **Additional Information:** A project is limited to receiving incentives from only **one** incentive program.

