



## CITY OF GREELEY Economic Development Incentive Plan

### MINIMUM REQUIREMENTS - Waivers

The development fee waiver incentives described below may be available to any qualifying new or expanding **manufacturing, processing, distribution, research and development, or computer system/software product support or technical service business** (defined in Greeley Municipal Code Section 4.52.016), that makes a minimum investment of \$500,000 in plant and/or equipment during the calendar year in which application is made for incentives.

### Waivers

#### Building Permit Fees

1. City building permit fees may be waived at the rate of \$500 per new full-time job created at an annual gross income equal to, or above, the county's annual average wage for all industries according to the Colorado Department of Labor's most recent annual industry standard and, who has an employee health plan where at least 50% is paid by the employer.
2. Fees waived cannot exceed fees required.
3. Fees that are not eligible for the waiver include: water and sewer plant investment fees, drainage fees, police fees, fire fees and street construction fees.

#### Sales & Use Taxes

1. Sales/use tax on construction materials, fixed equipment and machinery installation may be waived for qualifying business as follows:
  - a) Sales and use tax on the first \$500,000 of investment may be 100% waived.
  - b) Sales and use tax on amounts above \$500,000 may be waived in the amount of \$15,000 plus 1% percent per \$100,000 of cost including the first \$500,000.

Example:	Building permit value	\$1,600,000	
	Construction materials cost	800,000	
	Sales & Use Tax @ 3.46%		\$27,680
	Waiver		(15,000)
	$\$800,000/100,000 = 8$		
	$8 \times 1\% = 8\% \times 27,680 =$		<u>(2,214)</u>
	<b>Sales &amp; Use Tax Due</b>		<b>\$10,466</b>

- c) Sales and use tax may be 100% waived on qualifying investments of \$10,000,000 and above.
2. Sales and use tax on equipment and machinery, research equipment, and computer hardware not used for word processing, may be waived for qualifying business as follows
  - a) Sales and use tax on the first \$500,000 of investment may be 100% waived.
  - b) Sales and use tax on amounts above \$500,000 may be waived in the amount of \$15,000 plus 1% percent per \$100,000 of cost including the first \$500,000 (see example above).
  - c) Sales and use tax may be 100% waived on qualifying investments of \$10,000,000 and above.

**MINIMUM REQUIREMENTS - Rebates**

The personal property tax rebate incentive described below may be available to any qualifying new or expanding **manufacturing, processing, distribution, research and development, or computer system/software product support or technical service business** (pursuant to Greeley Municipal Code sections 4.52.016 and 4.52.070), that makes a minimum investment of \$1,000,000 in plant and/or equipment during the calendar year in which application is made for incentives.

**Rebates**

Personal Property Tax Incentive

A Personal Property tax rebate may be negotiated with qualifying new or expanding business facilities in an amount not greater than 50% of the amount of taxes levied by the City upon the taxable personal property located at or within such new business for a term not to exceed ten years and subject to revenue availability.

**MINIMUM REQUIREMENTS – Resident New Job Creation**

The resident new job creation rebate incentive described below may be available on a case-by-case basis to **any new, existing or expanding business enterprise of any nature or kind** which has it’s principal place of business located within the City and creates a net new job for qualifying employees purchasing residential real property and relocating their principal personal residence within the City of Greeley.

**Incentive Payment**

Resident Job Creation

1. On a case-by-case basis the City may pay, subject to determination by the City Manager, a job creation incentive to qualifying businesses, an amount up to \$2,000 for each qualifying business employee that relocates their primary personal residence from outside to inside the city.
2. Incentive determinations are based on established criteria and in accordance with the following schedule.

Gross Annual Salary	Cash Payment
125% of WCAW*	\$500
150% of WCAW*	\$750
175% of WCAW*	\$1000
200% of WCAW*	\$1250
225% of WCAW*	\$1500
250% of WCAW*	\$2000

3. WCAW – Weld County Average Wage for All Industries shall be determined and modified on an annual basis.