



City of
Evans, Colorado

ECONOMIC INCENTIVE
POLICIES

2017

Revised and Adopted

12/20/16

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Economic Development Policies

I. Overview

The City of Evans believes that a great city provides a strong and positive foundation for its business community. We strive to work collaboratively with our business community to ensure long-term positive outcomes for all parties. To that end, Evans will only consider offering incentives for projects that are extraordinary, significantly enhance the community, and meet the goals and objectives of the City.

The projects most qualified for economic development incentives will be:

- Reflective of the core priorities and values of the City
- Strategic in accomplishing the City's long range vision and goals
- Performance based
- Responsive to the specific needs of the business
- Vital to implementing the Master Plans and code in place
- Capable of producing a measurable return on investment with specific details

To further that approach, Evans has adopted this economic incentives policy in order to encourage the location of new businesses and the expansion of existing businesses within the City. Doing so stimulates the general economic wellbeing of the City, thus providing the foundation of funding required for the provision of City services that benefit both the public and private sector. Economic expansion also generates employment opportunities that lead to higher quality of life and greater economic opportunities for residents of the City.

The incentives described here may be available to any new or expanding manufacturing, processing, distribution, retail or research and development business that meet the criteria established for each incentive. Incentives shall be available to businesses each calendar year in which the business constructs or expands, if such construction or expansion meets with the criteria exclusion and definitions established for each incentive.

A. Definitions

- **Development fees** include fees such as planning and zoning fees, building permit fees, drainage fees, and other similar fees.
- **Distribution** means the temporary storage of tangible personal property for later dissemination.
- **Full-time employee** means an employee of the firm which is expected in the normal course of employment to provide at least two thousand eighty (2,080) hours of compensation service during any consecutive twelve month period.
- **Full-time equivalent** means any combination of seasonal or part-time employees whose compensated hours during a consecutive twelve-month period equals two thousand eighty (2,080) hours.
- **Impact Fees means** a fee levied upon a new or proposed development project to pay for all or a portion of the costs of providing public services infrastructure. These fees offset the impact of additional development and residents on the municipality's infrastructure and services, which include the city's water and sewer network, police and fire protection services, schools and libraries among others.
- **Machinery and equipment** means those articles of tangible machinery or personal property exclusively used in the industrial manufacturing process, research and development, or computer hardware not used for word processing.
- **Manufacturing or processing** means the operation of producing, in an industrial use, an item of tangible personal property different from and having a distinctive name, character, or use from raw or prepared materials.

- **Research and development** shall mean those activities directly related to the development of an experimental or pilot model, a plant process, a product, a formula, an invention or similar property, or the improvement of already existing property of the type mentioned. Research and development shall not include ordinary testing or inspection of materials or products for quality control or those for efficiency surveys, management studies, consumer surveys, advertising, promotions or research related to literary, historical or similar projects.
- **Retail** shall mean any business devoted primarily to the sale (as defined in Section 39-26-102(11), C.R.S.) of tangible personal property or services to the general public that generates sales tax payable to the City of Evans.

Urban Renewal Areas:

In addition, the Urban Renewal Agency for the City of Evans, the Evans Redevelopment Agency (ERA) works to eliminate urban blight and slums through activities such as slum clearance, redevelopment, rehabilitation and conservation. There are two Urban Renewal Areas in the City of Evans, the US 85 URA and the Historic Evans URA (See Appendix C) that can qualify for additional funding and specialized assistance from the ERA.

B. Application Process

Businesses wishing to apply for the benefits of the economic development incentive plan shall submit to the City Manager or designee all documentation necessary for determination of qualification for the plan. All plans must have final approval of the City Council. Please find a copy of the most current Application Form on our website.

The City will consider economic development incentives for businesses that submit a complete application and provide such additional information as may be reasonably requested.

Application Review Procedures

If the City of Evans' staff determines the proposal is consistent with the City's policies and that a positive economic benefit will occur, an Economic Incentive Agreement may be presented to the Applicant. The Incentive Agreement will become a part of the overall Development Agreement (if necessary) on the project. Upon final negotiations, the Agreement may be presented to the City Council for consideration of possible approval at a City Council meeting.

Presentation of an incentive request to a City Council does not guarantee award of an economic incentive.

The City Council reviews the analysis of the costs and benefits and receives comments from the Applicant and the general public at a public meeting. The Council will take formal action on the application and, if approved, will direct the preparation of a resolution setting forth the terms of the economic incentive agreement. Final approval shall be in the form of a resolution.

No economic incentive award is final or legally binding until full execution of a written agreement approved by City Council or its duly authorized delegate, as the same may be modified in accordance with any authority delegated by City Council.

All economic incentives or commitments included in any incentive agreement by City Council are subject to funding being budgeted, appropriated, and otherwise made available and do not constitute a multi-year fiscal obligation.

Any economic incentive or other commitment of City funds to an applicant in furtherance of this Incentive Policy must serve a public purpose, as determined by the City Council in its discretion, including but not limited to

providing significant cultural, social, and/or economic benefits to the Citizens of Evans in the form of jobs, economic development, increased tax revenues and cultural and social opportunities.

Monitoring Review

Each year the Applicant will submit a report (per the Incentive Agreement) to the City for review. Since incentives are performance based, that report will drive any reimbursement agreed upon in the Resolution. Each incentive agreement shall be subject to an annual review by Staff to determine if the business continues to meet all eligibility criteria and remains in compliance with the terms and conditions of the resolution. The Economic Incentive Agreement may be terminated by the City Council if the business fails to continue to meet the Eligibility Criteria.

C. Incentive payments

Per Colorado Statutes, the City Manager may negotiate for an incentive payment with any entity that establishes a new business facility or with any taxpayer who expands a facility, within the limits as defined in the Statutes. In no instance shall any such negotiations result in an annual incentive payment or credit that is greater than fifty percent (50%) of the amount of taxes levied by the City upon the taxable personal property directly attributable to such new construction or expansion at or within such new or expanded facility and used in connection with the operation of such new or expanded facility for the current property tax year. The term of any agreement made pursuant to the provisions of this Section shall not exceed ten (10) years.

No entitlement established:

The provisions of this policy document shall not be construed as establishing any right or entitlement to the waiver of fees on the part of any applicant and the granting of any such waiver shall be entirely discretionary with the City Council.

D. Targeted Areas

Business that fall into the following physical areas and/or meet the following classifications will be considered higher priority

- Businesses meeting the goals of the Highway 85 Master Plan and locating or expanding within the Highway 85 Plan Area
- Businesses meeting the goals of the Riverside Area Master Plan and locating or expanding within the Riverside Plans Area
- Businesses meeting the goals of the Riverside Area Master Plan and in the Riverside Town Center
- Business locating on and remediating a brownfield site
- Vacant, disrepair or non-code compliant sites - Business making significant improvements to existing buildings that have been long vacant, are in serious disrepair or are currently non- code compliant.
- Business owned by an Evans resident

E. Projects Eligible for Incentives

The City of Evans may consider negotiating an incentive agreement for the following project types:

Major Retail Development

A major retail development may be considered for an incentive agreement if the proposed project:

- (1) Represents significant private-sector financial investment
- (2) Promotes a higher and better use of the property
- (3) Provides a positive fiscal and economic impact to the City

- (4) Adds new and unique tenants to the market and/or trade area
- (5) Mitigates any perceived or potential negative impacts to the surrounding area
- (6) Minimizes the impacts of consumer expenditure cannibalization from existing projects in the City

Major Primary Employment

A new or existing “primary” employer engaged in manufacturing, distribution, research, and development or other business activity which exports more than 50% of their goods/services outside of Weld County.

A commercial development which includes a substantial primary employment component may be considered for an incentive agreement if the proposed project:

- (1) Represents significant private-sector financial investment
- (2) Provides quality employment opportunities for Evans’s citizens and the region
- (3) Demonstrates a positive direct and/or indirect fiscal and economic impact to the City
- (4) Mitigates any perceived or potential negative impacts to the surrounding area
- (5) Demonstrates a long-term commitment to the City

Annexation of Commercial or Mixed Use

The City may provide incentives to enable the annexation of fully developed, partially developed or vacant land that is commercial or mixed-use in nature if the project/property:

- (1) Demonstrates reasonable potential for positive fiscal and economic benefits to the City
- (2) Is a geographically logical addition to the City?
- (3) Is reasonably served by the City and its service/infrastructure providers
- (4) Mitigates any perceived or potential negative impacts to the surrounding area

Redevelopment / Revitalization

A redevelopment and/or revitalization project may be considered for an incentive agreement if the proposed project:

- (1) Meets and exceeds the goals and objectives of the Comprehensive Plan and amendments thereto
- (2) Represents new and significant financial investment
- (3) Provides a positive fiscal and economic impact to the City
- (4) Promotes a higher and better use of the property OR improves the financial performance and viability of the existing property
- (5) Is consistent with the community’s vision
- (6) Mitigates any perceived or potential negative impacts to the surrounding area and is respectful of existing adjacent property types

Exceeding Quality Design Standards

The City may consider an incentive agreement if the proposed project represents superior quality and design aesthetics that substantially and significantly exceed the City’s current design standards.

Sustainable & Environmentally Conscious Development

To promote long-term viability and sustainability in Evans’s urban form, the City may consider providing incentives for projects that are developed in a sustainable and environmentally conscious manner. Projects that promote pedestrian access and healthy living are considered especially important.

II. Available Incentives

A. Fee Reductions or Waivers by Reimbursement

Based on the type, nature and/or location of your business, the City may consider a reduction or waiver of our general fund permit fees such as plan review, building fees and more. For businesses that meet criteria below, development fees may be waived in an amount to be determined by the City Council, up to a maximum of twenty-five percent (25%) of the total development fee paid. This is performance based and any waiver agreement will be reimbursed at the successful completion of the project, usually deemed to be a full Certificate of Occupancy. This will be determined by any Incentive Agreement.

Limitation:

No waiver of fees shall be permitted under the provisions of this Chapter unless the City Council first determines, by resolution, that the establishment or expansion of the particular business is expected to generate, within a reasonable period of time, but in no event greater than five (5) years, increased revenues to the City, in the form of taxes or otherwise, in an amount equal to or greater than the amount of the fees to be waived. The City Council may condition any such waiver of fees upon the provision of adequate security to ensure return.

1. New or expanding business shall not include any corporate reorganization, sale of an existing business or resumption of business activities unless such business has been closed for at least the previous twelve (12) months.
2. Businesses simply relocating within the City of Evans are not eligible for fee reductions or waivers.
3. Eligible new or expanding business shall derive its principal source of income from manufacturing, processing, distribution, retail, and/or research and development activities.
4. Eligible new or expanding business shall invest a minimum of one hundred thousand dollars (\$100,000.00) in a new or replacement building and/or equipment/machinery during the calendar year in which application is made for incentives. (Businesses relocating to or expanding within the Riverside Neighborhood shall invest a minimum of \$50,000)
5. Eligible existing or new business shall employ or add a minimum of five (5) full-time or full-time equivalent employees during the first full year of operation in which application is made for incentives. (Businesses in the Riverside Neighborhood shall employ or add a minimum of three (3) full-time or full-time equivalent employees)

The following fees shall not be waived: Development impact fees for Parks, Recreation and Trails, Fire/Rescue, Police, Transportation, Storm water, Water and Wastewater. The portion of City sales and use tax that is dedicated for public safety (currently this rate is one-half percent (0.5%) is also ineligible.

In order to qualify for a fee reduction or waiver, you will need to indicate your need for a fee reduction/waiver and/or what benefits the company is bringing to the community in exchange for such fee reduction or waiver on the Application form. Possible benefits that the City is interested in supporting might include:

- Unique business type for community or local area (e.g. first franchise location in local trade area, craft industry, store specifically catering to the local community, etc.)
- Businesses locating or expanding within the Highway 85 URA
- Businesses locating or expanding within the Riverside URA
- Business locating on and remediating a brownfield site
- Business making significant improvements to existing buildings that have been long vacant, are in

serious disrepair or are currently non-code compliant.

- Business owned by Evans Resident

B. Waiver of Sales and Use Taxes

Certain City sales and use taxes for businesses that meet the criteria defined below shall be waived for the period of construction or expansion.

1. New or expanding business shall not include any corporate reorganization, sale of an existing business or resumption of business activities unless such business has been closed for at least the previous twelve (12) months.
2. Eligible new or expanding business shall derive its principal source of income from manufacturing, processing, distribution, retail, and/or research and development activities.
3. The amount of such waiver of sales and use taxes shall be defined per the table below

	Minimum Investment \$100,000 AND minimum of five (5) full time employees or five (5) full time equivalent employees during the calendar year for which application is made	Minimum Investment \$1,000,000 AND minimum of forty (40) full time employees or forty (40) full time equivalent employees during the calendar year for which application is made
Construction Materials, fixed equipment, machinery installation and/or facilities lease	Waiver up to 25% Maximum of \$300,000	Waiver up to 25% Maximum of \$500,000
Equipment and machinery, research equipment, and computer hardware (not used for word processing)	Waiver up to 25% Maximum of \$300,000 Minimum investment must exceed \$100,000	Waiver up to 25% Maximum of \$300,000 Minimum investment must exceed \$100,000

C. Enhanced Sales Tax Incentive Program (ESTIP)

The City of Evans has adopted an Enhanced Sales Tax Incentive Program for the purpose of encouraging the establishment and/or substantial expansion of retail sales tax generating businesses within the City. Such businesses serve to stimulate the economy of the City, provide employment for residents of the City, and further expand the goods available for purchase and consumption by residents of Evans. Increased sales tax collections will also enable the City to provide expanded and improved municipal services to and for the benefit of the residents of the City.

Participation in ESTIP shall be based upon approval by the City Council of the City of Evans. The following guidelines apply:

- Any owner or proprietor of a newly established, proposed or significantly expanding retail sales tax generating business or location may apply to the City for inclusion within the ESTIP provided that the new or expanded business is reasonably likely to generate sales taxes of at least ten thousand dollars (\$10,000.00) in the first year of operation or expansion.
- Businesses with the Highway 85 Corridor may apply for inclusion within the ESTIP provided that the new or expanded business is reasonably likely to generate sales taxes of at least thirty five thousand dollars (\$35,000.00) in the first year of operation or expansion.
- Businesses within the Riverside neighborhood as defined by the Riverside Area Master Plan and zoned RC may apply to the City for inclusion within the ESTIP provided that the new or expanded

business is reasonably likely to generate sales taxes of at least three thousand five hundred dollars (\$3,500.00) in the first year of operation or expansion.

A successful applicant will be able to share in City sales taxes derived from the business in an amount which shall not in any event exceed twenty-five percent (25%) of the City sales taxes collected, provided that all shared tax revenue is used only for public and/or public-related purposes (listed below) which are expressly approved by the City Council at the time of the agreement. Sales tax sharing may not commence until all public or public-related improvements are completed, and shall be limited in duration by the City Council to a specified time, or until a specified dollar amount is reached.

The use of shared sales tax by an applicant shall be strictly limited to uses which are public or public-related in nature. These public improvements include, but are not limited to, streets, sidewalks, curbs, gutters, pedestrian malls, street lights, drainage facilities, landscaping, decorative structures, statuaries, fountains, identification signs, traffic safety devices, bicycle paths, off-street parking facilities, benches, restrooms, information booths, public meeting facilities, relocation and improvement of existing utility lines, and any other improvements of a similar nature.

A decision concerning an application for inclusion in this ESTIP shall be considered by the City Council based upon the following criteria:

- A. The amount of City sales taxes that are reasonably to be anticipated to be derived by the City through the expanded or new retail sales tax generating business;
- B. The public benefits provided by the applicant through public works, public improvements, additional employment for City residents, etc.;
- C. The amount of expenditures that may be deferred by the City based upon public improvements to be completed by the applicant;
- D. The conformance of the applicant's property or project with the Comprehensive Plan and zoning ordinances of the City;
- E. Acceptance of the ESTIP agreement as part of an Incentive Agreement

D. Evans Redevelopment Agency Assistance

The Evans Redevelopment Agency (ERA) can offer more options for local businesses to use funding for improvements. If your project falls into one of Evans' two Urban Renewal Areas (URA), there may be financing and other tools that can be applied to your construction. Please see Appendix C to see if your project falls into either URA.

The primary implementation strategy of the Agency is to provide selected developers with the financial assistance necessary to allow the redevelopment project to compete successfully in the market place (gap financing). When ERA partners with a private developer and provides assistance to help finance redevelopment of a blighted property in Evans, the main tool it uses is called tax increment financing or TIF. TIF is a mechanism to capture the net new or incremental property taxes that are created when a vacant or underutilized property is redeveloped and use those revenues to help finance the project.

Projects that generate sales tax revenue may also include the tax increment with the approval of the Evans City Council. A redevelopment agreement between ERA and the developer is negotiated that lays out the specifics for which developer incurred qualified expenses will be eligible for reimbursement as well as the total amount of increment that will be paid. A 25-year clock is set for each urban renewal project and that period begins with the approval of an urban renewal plan and the recording of the approved plan with Weld County Clerk and Recorder. TIF can be collected and disbursed as reimbursement for allowable expenses for a maximum of 25 years.

With TIF, underutilized property is redeveloped and use those revenues to help finance the project. The following is an example of how TIF works. Let's say that a developer approaches the City for assistance with a new commercial development. The currently underdeveloped site has an assessed value of \$900,000 and generates \$50,000 in property taxes. The developer applies for TIF funding from the City and the ERA issues TIF bonds to pay for a portion of the project costs. As a result of development, the assessed value of the property grows to \$5 Million and it generates \$350,000 in tax revenues. Evans is now able to capture the net incremental increase in revenue of \$300,000 thus paying back the initial investment it made. A similar approach can be used to capture sales tax as well.

E. Personal Property Tax Credit

Up to 50 percent of the City's levy on taxable personal property, used in connection with operation of the new or expanded business facility for current property tax year for up to 10 years. This is a Weld County managed incentive and potential applicants are encouraged to contact Weld County.

F. Creation of Jobs Rebate

A business must create 10 new Full Time Equivalent (FTE) jobs or have an increase of 10% (but not less than 1 new full-time employee) over the base number of persons employed at the facility to qualify for this credit. New jobs are defined as newly created positions in the Greeley/Evans MSA, and cannot simply be moved from another location in the region. The average annual wages paid to employees shall be greater than county average individual wage by industry (as documented by Colorado Department of Labor and Employment). The application form will have more details regarding this rebate.

G. Property Tax Credits

This is specific to the Enterprise Zone and more information is available from Upstate Colorado, who manages this program for Weld County. In short, up to the increment in real and personal property tax levy in current year above levy on same property in year prior to year in which Enterprise Zone was created. A business can be eligible for up to 10 years.

H. Private Activity Bonds (Tax-Exempt Industrial Revenue Bonds)

Locally sponsored by the county and municipal governing bodies, up to \$10 million of tax-exempt private activity bonds are available per qualified manufacturing project through the statewide allocation. Typically, tax-exempt bonds offer an interest rate 70% - 80% of the prime rate. Total project costs cannot exceed \$10 million. Bond proceeds can be used for land acquisition, site improvements, building construction, and purchase of machinery and equipment.

I. Discounted Purchase Price for Land owned by the City

Within the Highway 85 Corridor and the ERA established Project Area, if your project meets the goals and intent of the retail and commercial sales tax Master Plan, the City will consider this topic with City or ERA owned land.

J. Equipment Grant Program

This grant provides matching grant funding for business equipment purchases for Evans businesses, as follows, based on total equipment cost:

- 50/50 grant match up to \$5,000 based on lowest bid if using a non-Evans vendor
- 60/40 grant match up to \$10,000 based on lowest bid if using an Evans-based vendor
- This is a reimbursement program based on annual costs for the life of the equipment.

Eligibility:

In order to be eligible for the Equipment Grant Program you must be a licensed business in Evans for at least 12 months after purchase of equipment (partial reimbursement for expenses will occur after 12 months of operation based on a written agreement). Qualifying equipment purchases for the purposes of the grant program are defined as equipment used in the manufacture or production of a business's core product or service. This qualifying equipment must also have a useful life of at least five (5) years.

K. Evans Storefront Improvement Program

The Evans Storefront Improvement Program is intended to encourage business owners and tenants to re-invest in and renovate the exteriors of their buildings. Revitalizing building facades is key to enhancing the visual appearance of the area and attracting new businesses and customers to the City of Evans. Evans Storefront Improvement Program includes the Historic Evans Urban Renewal Area and the US 85 Urban Renewal Area and is defined by the attached map. (see Appendix D)

Eligibility

The structure to be rehabilitated must be located in the Historic Evans Urban Renewal Area or the US 85 Urban Renewal Area. The applicant must be the owner, mortgagor, contract purchaser, or long-term lessee and must provide goods and/or services to the general public. The exterior of the property must meet all City of Evans Building Codes and the business and building exterior must conform to the City's zoning regulations. In the event that a violation is present, correction of the violation must be made prior to disbursement of the storefront grant. The correction of the violation, however, can be a part of the grant project. Any landowner whose business (or tenant's business) is a non-conforming use shall be ineligible for funding. For the purposes of this program, a storefront shall be considered to be 25 feet of street frontage, or larger. No applications will be accepted for residential homes in the designated area, this includes "home based business". Applicants and their architects are encouraged to meet with staff prior to submitting an application.

Note: Work must be completed and payment requested by the end of the year. (December 31st)

Use of Funds

Work which qualifies for reimbursement includes significant long term improvements to the exterior of the building such as painting, cleaning, tuck pointing, facade repair, window repair or replacement, signage and other permanent improvements to the property consistent with the architectural integrity of the building or site. The types of projects would be the final determination of the Evans Economic Director but could and should include the improvements listed in the Reimbursement Schedule below.

Item	Reimbursement rate	Limit
Paint	90%	\$1,000
Fencing	75%	\$2,000
Awnings	75%	\$2,500
Planters/Street furniture	75%	\$2,000
Restoration to original exterior (sandblasting, removal of secondary siding materials etc.)	75%	\$5,000
Murals	75%	\$2,000
Landscaping	75%	\$3,000
Building lighting	75%	\$2,000
Historical renovation	50%	\$10,000
Windows/Doors	50%	\$5,000

Architectural drawings*	25%	\$500
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*Applicants who receive grants for drawings but do not undertake projects are required to submit all design documents to the City.

Funds may not be used for working capital or property, equipment, inventory acquisition, refinancing of existing debt, refinancing private funding, or routine maintenance, cleaning or repair.

Note: Work performed prior to securing City approval does not qualify for reimbursement.

Design:

All designs are required to meet the City of Evans Municipal Code and adopted policies and Master Plans.

Availability of Funds:

The City of Evans has budgeted a limited amount of funds for the storefront program. Applicants will be reimbursed based on the availability of funds. After June 1st, any unused funds will be made available for Evans Storefront Businesses outside of the designated area.

Application Process:

1. The applicant contacts the City of Evans to determine eligibility of the project.
2. The applicant completes and submits a formal program application, along with a plan drawn to scale, elevations, if any, altered facade drawn to scale, and photographs of the existing condition.
3. The City of Evans will review the application for compliance with codes.
4. The City of Evans approves the application.
5. Applicant notified in writing of project approval.
6. Prior to renovation, the applicant secures any required building permits.
7. Applicant submits copies of paid bills and canceled checks to the City of Evans for reimbursement.
8. City inspects completed project to ensure that work was performed as outlined in application.
9. Applicant is reimbursed in the amount of the approved grant(s).

Approval

Applications will be reviewed in the order which they are received. Approval will be based on the following criteria: the condition of the existing structure, the value of the completed improvement, and the quality of the proposed design. Work may not be initiated before City of Evans approval of the application is granted.

Performance Standards

All projects will have certain performance standards that will need to be adhered to in order to qualify for reimbursement. Paint projects will have a performance standard of 45 days from the start date of the project to be completed. All other projects will have a performance standard of 60 days unless otherwise approved by the City of Evans in writing.

There are certain paint standards that must be followed based upon the surface to be painted, and those standards can be found in the attached information. Funds will only be dispersed for the project as long as the paint standards were adhered too. Please see the attachments for paint standards and product selection guide.

Definition of Matching Funds

It will be generally understood that Storefront Improvement Program will reimburse the applicant based on the Reimbursement Schedule.

III. Other Services, Programs and Assistance

Business Concierge Service

The City of Evans Business Concierge is a FREE service offered to Evans businesses to quickly connect you with an extensive network of resource partners and service providers to meet your unique needs as a thriving Evans business. Please contact the City to discuss your needs and get a quick referral.

Xcel Energy Business Program

Xcel Energy offers energy efficiency and energy management solutions to help businesses reduce operating costs and improve their bottom line. Rebate programs are available to Colorado business customers and preapproval may be required. Programs are listed in three categories:

- Studies and audit-based incentives
- Prescriptive rebate programs
- Custom rebate programs

For more information about Xcel Energy's rebate programs, visit www.xcelenergy.com and be sure to take a look at the program application for qualifying options. To apply, please contact your account manager or the Business Solutions Center at (800) 481-4700 or energy-efficiency@xcelenergy.com.

Colorado Business Assistance and Incentives

Advanced Industries Export Grant

The Advanced Industries Export Grant is a Colorado financial assistance program for aspiring and current exporters in the Advanced Industries (Aerospace, Bio-science, Electronics, Energy and Natural Resources, Infrastructure, Engineering, Technology and Information and Advanced Manufacturing). Administered by the Colorado Office of Economic Development and International Trade (OEDIT), the grant program supports small and medium-sized business in the advanced industries and offset international business development and related marketing costs. The program encourages small and medium-sized Colorado businesses to develop export markets. For more information, visit <http://www.advancecolorado.com/international-business>.

Bioscience Discovery Evaluation Grant

The Bioscience Discovery Evaluation Grant program was created by the state legislature in 2006. Its purpose is to strengthen the bioscience industry and create quality jobs. Grants are provided to qualified technology transfer offices at Colorado nonprofit research institutions for advancing bioscience research toward commercialization. Grants are also available to qualified, early-stage Colorado bioscience companies that are commercializing technologies founded at one of the state's qualified research institutions. For more information please visit <http://www.advancecolorado.com/funding-incentives/financing>.

Appendix A

List of Possible Economic Development Incentives at County and State Level

The following incentives are available at the county and state level.

Weld County

Revolving Loan Fund – short term financing for a portion of project costs:

<http://www.upstatecolorado.org/business/weld-larimer-fund-page.php>

Hiring assistance – employee placement services, testing/screening, job fairs, etc.

<http://www.co.weld.co.us/Departments/HumanServices/EmploymentServices/EmploymentServices/index.html>

Aims Community College – Job training, Employment testing/assessment.

<http://www.aims.edu/>

State of Colorado

Colorado Office of Economic Development and International Trade – OEDIT

<http://www.advancecolorado.com/>

OEDIT's Funding and Incentives Wizard can help you find state level incentives and funding options. For more info go to:

<http://www.advancecolorado.com/funding-incentives/funding-incentives-wizard-0>

All incentives are listed here

<http://www.advancecolorado.com/funding-incentives/incentives>

All financing mechanisms are listed here

<http://www.advancecolorado.com/funding-incentives/financing>

Enterprise Zone Tax Credits

Portions of the City of Evans are designated as a Colorado Enterprise Zone (EZ), allowing qualifying businesses to take advantage of several tax credits. – More info at

<http://www.upstatecolorado.org/business/enterprisezones-page.php>

Colorado Housing and Finance Authority

<http://www.chfainfo.com>

CHFA offers a broad range of programs that support economic growth in Colorado's urban and rural communities. This includes, business lending, support for affordable housing and education.

Appendix B

List of Other Resources

University of Colorado – Denver

Michael Tupa, RLA ASLA

University Technical Assistance Coordinator

CCCD University of Colorado Denver

970-305-7805, Office

303-478-9470, Cell

(This is a program whereby graduate level students contract, through a DOLA program, to help local organizations with a wide range of issues: architectural design elements, land use planning, tree surveys, historical preservation, and more)

Department of Local Affairs - Main Street Program

Stephanie Troller

Main Street Coordinator - Economic Development Specialist

P 303-864-7727 | C 303-476-8498

1313 Sherman St., RM 521, Denver, CO 80203

stephanie.troller@state.co.us | www.dola.colorado.gov

DOLA Programs (list of services)

<http://www.colorado.gov/cs/Satellite/DOLA-Main/CBON/1251590375313>

It's best to contact your DOLA Manager for your region to discuss opportunities

Downtown Colorado Inc. (DCI)

Katherine Correll

Executive Director

Downtown Colorado, Inc.

1420 Ogden St

Denver, CO 80218

303.282.0625

<http://www.downtowncoloradoinc.org/>

USRDA

<http://www.rd.usda.gov/co>

Key Programs

- Single Family Housing Guaranteed Loan Program
- Single Family Housing Direct Home Loans
- Single Family Housing Repair Loans & Grants
- Business & Industry Loan Guarantees
- Multi-Family Housing Direct Loans
- Multi-Family Housing Loan Guarantees
- Community Facilities Direct Loan & Grant Program
- Water & Waste Disposal Loan & Grant Program
- Rural Energy for America Program Energy Audit & Renewable Energy Development Assistance Grants

Small Business Administration

<https://www.sba.gov/>

(Check out the SCORE program for counseling)

Small Business Development Centers

<https://www.coloradosbdc.org/>

Evans Chamber of Commerce

2986 W 29th St #9, Greeley, Colorado 80631

Phone: (970) 330-4204

www.evanschamber.org

Greeley Chamber of Commerce

902 7th Ave, Greeley, Colorado 80631

Phone: (970) 352-3566

www.greeleychamber.com

University of Northern Colorado – Greeley, Colorado

www.unco.edu

Aims Community College – Greeley, Colorado

www.aims.edu

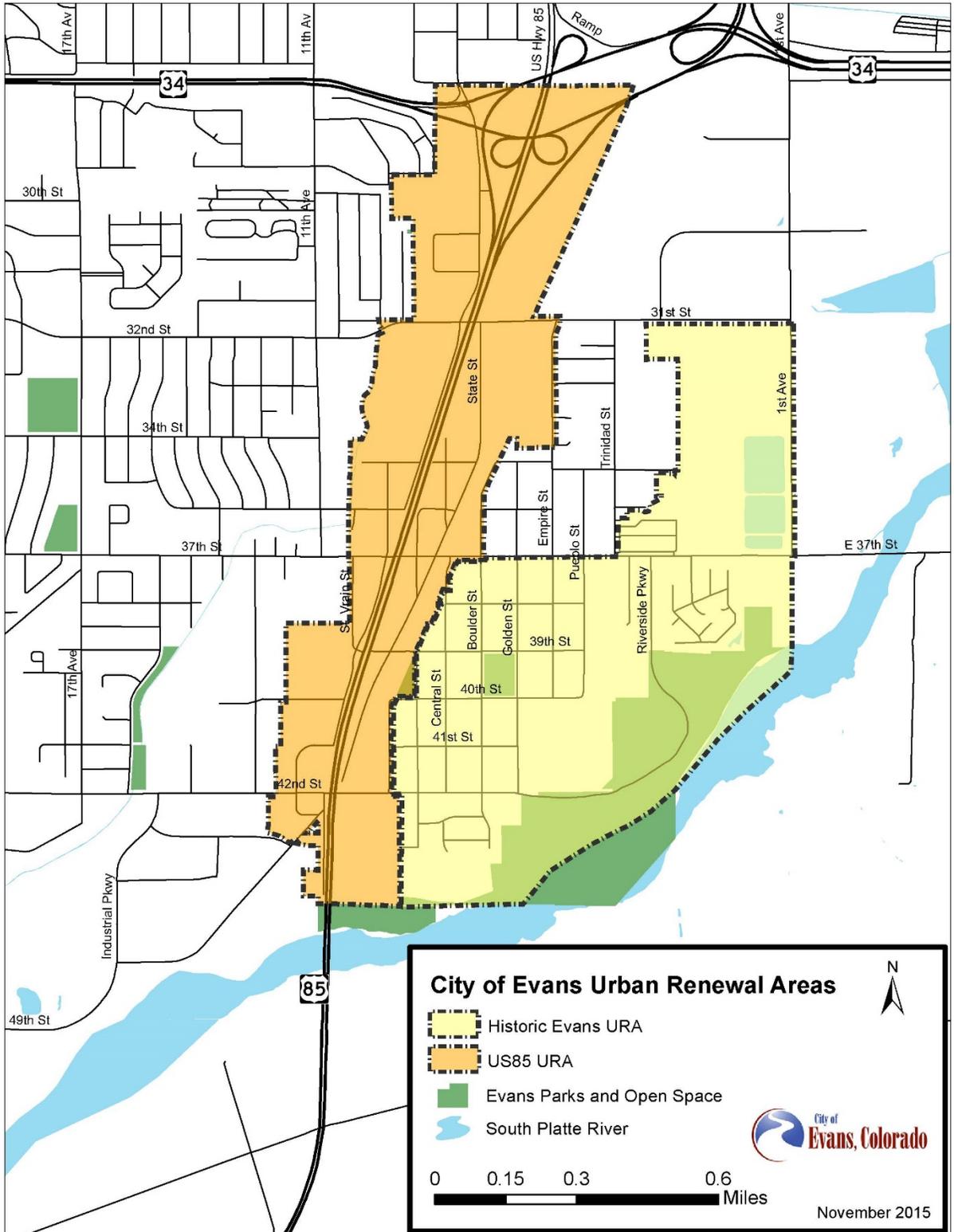
High Plains Library District

They often have great resources for businesses and grants

www.mylibrary.us

Appendix C

Map of Evans URA's



Appendix D

Map of Evans Storefront Improvement Areas

