

FACT SHEET

Town of Windsor Economic Development Incentive Guidelines

In an effort to encourage high quality, primary or basic sector investment and job creation, the Town of Windsor has established the following incentive guidelines.

Eligibility Requirements

The incentives described below shall be available, on a case-by-case basis, to new or expanding primary/basic sector businesses engaged in manufacturing, distribution, research and development or other business types that export more than 50% of their goods/services outside of the State of Colorado. In addition, to be eligible for incentive consideration the business must:

1. Make a minimum investment of \$500,000 in plant and/or equipment during the calendar year in which application is made for incentives.
2. Create/retain “qualifying” jobs with an overall average annual wage rate that is at least 125% higher than the overall Weld County average annual wage rate of all industries. The business must also offer an employee health plan where the employer pays at least 80%.
3. Provide company information in order to run the “Insight Colorado” version of the national Arthur Anderson Impact Model. This model estimates the total economic benefits (including direct revenues, costs and multiplier effects) to the community and the incentive payback period. To be eligible for incentives, the payback period must be within 5 years.
4. Provide on-going company information for monitoring purposes. Upon incentive approval by the Windsor Town Council, the company will be required to enter into an agreement with the Town of Windsor guaranteeing that mutually agreed to investment/jobs will be created within a specific period of time. If the company is unable to reach guaranteed levels, the Town of Windsor will have the ability to recover incentive payments on either or full or pro-rated basis.

Potential Incentives

Development Fees

1. The following fees may be waived: raw water charge, water/sewer tap fees, storm drainage fee, transportation impact fee and the administrative portion of the building permit fee.
2. Fees waived cannot exceed fees required.
3. Contracted building permit fees are not eligible for waiver.
4. The Town of Windsor reserves the right to provide relief of infrastructure requirements on a case-by-case basis, and will actively apply for federal and state grant/loan dollars to encourage high quality investment and job creation as appropriate.

SB-182 Personal Property Tax Rebate

1. Up to one half (50%) of the qualifying new personal property tax received by the Town of Windsor may be rebated back to a qualifying company, on a case-by-case basis, for up to ten (10) years if:
 - a. The new/expanding business meets Town of Windsor eligibility criteria.
 - b. The new/expanding business qualifies as a “New Business Facility” as defined by the state.
 - c. State enabling legislation is in effect.