



CITY OF BRUSH! ECONOMIC DEVELOPMENT INCENTIVE POLICY (ADOPTED FEBRUARY, 2008)

Purpose

The purpose of this incentive policy is to encourage economic opportunities for primary industries to locate or expand within the City of Brush. This policy does not commit or restrict the City from providing additional incentives but contains guidelines and procedures necessary to effectively and fairly administer the provisions of economic development incentives.

Targeted Industries

Targeted Industries include but are not limited to:

- Environmentally clean manufacturing/processing with minimal water use
- Warehousing/Distribution
- Ag related i.e. biotech- pharmaceutical, building products, machinery and equipment, etc.
- Research and development/Hi-Tech
- Renewable Energy

Eligibility Criteria

Businesses must demonstrate:

- Minimum capital investment of \$200,000
- Create 10 new jobs or an increase of 10% over the base number of employees for an expanding business.
- The average wage for full-time employees must be equal to or greater than the average individual wage or Morgan County (as documented by the Colorado Dept. of Labor and Employment).
- No corporate reorganization or sale of business will qualify unless the business has been closed for 24 months.
- Applicant must own the real and personal property.
- Incentive requests must be submitted in writing prior to commencement of construction.

Incentives:

Property tax incentives may be offered on a sliding scale. Example: 75% the first year following completed construction and the business is fully operational, 50% the second, 25% the third and 25% the fourth.

Additional or alternate incentives, dependent upon the needs of the business, may include waiving of building permit fees, sales or use tax, or cost sharing of infrastructure. City sales and use tax may be waived on construction materials and/or fixed equipment for qualifying businesses for the period of construction or expansion only. In addition, the City will explore and assist with any available grant monies to offset initial investment.



Application

The City will accept an application (attached) or an introductory letter and written documentation addressed to the Brush City Council providing the following information:

- Name and address of business, principal owners and officers, contact information, telephone and fax numbers.
- A general description of project, nature of business, history and experience.
- Explain how this project meets criteria (listed above).
- A site plan of the proposed project or improvements.
- Existing businesses shall provide average total monthly employment figures for the past 12 months.
- Number of new jobs to be created by type, position, and salary for each, and whether health insurance is available.
- Statement of how proposed business will maintain or enhance quality of life and provide social, economic, or cultural benefits to community.
- Statement that the business operation will not adversely impact the City's water, air, or noise quality.
- Demonstration of financial sustainability.

Review Process, Rating and Approval

City Staff will review and rate the request based on each point of eligibility aforementioned and the total economic impact derived from the documentation provided. Based on the findings and ratings, a suggested agreement setting forth specific terms and conditions will be presented to the Brush City Council at a regularly scheduled meeting for formal approval.

Limitations

No reimbursement or waiver of fees shall be permitted unless the City Council first determines that the establishment or expansion of the particular business is expected to generate, within a reasonable period of time, 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. Therefore, nothing in this policy shall be construed as establishing any right or entitlement.

See attached application.



CITY OF BRUSH! ECONOMIC DEVELOPMENT INCENTIVE APPLICATION

General Information

Name of Business: _____ Date: _____

Address of Business: _____ Phone: _____

Contact Person: _____ Fax: _____

Email: _____

Principal Owners and Officers:

Ownership of Land & Building

Name of Owner: _____

Address: _____

Description of Business

General Description/Nature of Business: _____

General Description of Proposed Building Project or Expansion: _____

Estimated Capital Costs:

Land & Building: \$ _____

Equipment, Furniture, Fixtures: \$ _____

Requested Incentive

Property Tax Abatement____ Sales/Use Tax____ Permit Fee Waiver____

Infrastructure____ Other_____



Employment

Existing Business: Total number of employees for the past 12 months: _____

Current average annual wage: _____

Proposed number of full time employees with expansion: _____

Proposed average wage of new employees: _____

New Business: Anticipate number of full time employees: _____

Proposed average wage: _____

Community Impact

How will the proposed business (or expansion) maintain or enhance the quality of life and provide social, economic, or cultural benefits to the community?:

What impacts will the proposed business (or expansion) have on the City's environment (water, odor, noise, smoke, heat, lighting, etc.)?

I _____ hereby declare that the information provided herein and all attachments are true, correct and complete to the best of my knowledge.

Signature

Date

For City Use Only

Site Plan Attached

Economic Impact Analysis Performed by:

Staff Overall Rating _____

Economic Impact _____

Schedule for review by Brush City Council _____

Date