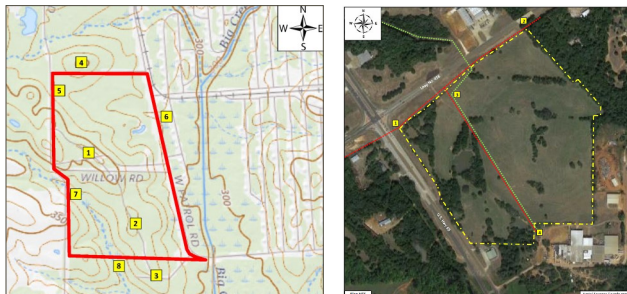




Assisting Municipalities and Economic Development Organizations with policies, plans and programs

Property Due Diligence & Marketing

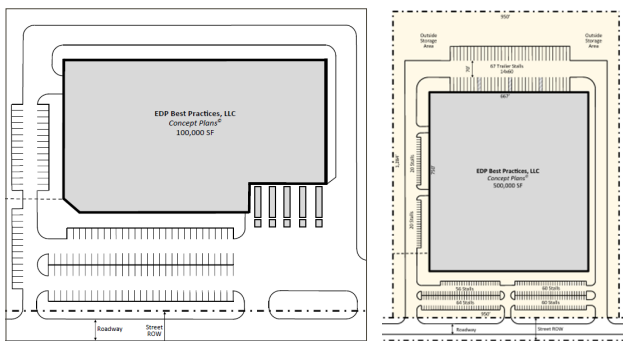
Property Report: A Property Report summarizing all technical aspects of a Property for quick prospect responses.



Master Plan Development: Shows a full business park with roads, lotting with acreage, rail, easements, phasing, etc..



Concept Plan Development: Shows how various size buildings fit on various size lots, can also show prospect's bldg. on your lot.



Incentives

Incentives Policy: A comprehensive Incentives Policy, resolution and application tailored to Agency needs. An optional training module, Local Incentives Overview, provides an overview of potential local incentives, how they are authorized, identified, and incorporated into incentive agreements.

Section 5. Incentives

Following are Incentives that the City, on a case-by-case basis, could consider granting for specific Projects depending on the merits of the Project. Incentives, including Tax Abatement, are available to new Facilities and structures and the Expansion and Modernization of existing Facilities and structures. This shall include the redevelopment of existing properties. Any Incentives provided pursuant to this Policy shall not reduce the Base Year Value of the Facility.

- 5.1. **Financial – Ad Valorem Taxes:** The City may consider granting the following Incentives relative to Ad Valorem Taxes.
 - 5.1.1. **Real Property Tax:** The City may consider abating the taxes on Real Property by approval of a Tax Abatement Agreement or by approval of an Incentive Agreement granting back Real Property taxes paid to the City.
 - 5.1.2. **Business Personal Property Tax:** The City may consider abating the taxes on Business Personal Property by approval of a Tax Abatement Agreement or by approval of an Incentive Agreement granting back Business Personal Property taxes paid to the City.

Incentive Agreements: Assist with preparation of detailed incentive agreements incorporating grantee performance requirements and incentives to be provided.

Project:		EDP Best Practices, LLC				Updated: 2023-06-07			
A	B	C	J	K	L	M	N	O	
3	Employment / Payroll Estimate		2026		2027				
4	Position	Avg Salary	Year	Accum	Wages	Year	Accum	Wages	
5	Management	\$ 125,000	1	1	\$ 125,000	1	1	\$ 125,000	
6	Adm. Support	\$ 45,000	1	1	\$ 45,000	1	2	\$ 90,000	
7	Professional	\$ 75,000	3	3	\$ 225,000	2	5	\$ 375,000	
8	Skilled	\$ 45,000	4	4	\$ 180,000	2	6	\$ 270,000	
9	Semi-skilled	\$ 35,000	6	6	\$ 210,000	3	9	\$ 315,000	
10	Unskilled	\$ 30,000	4	4	\$ 120,000	1	5	\$ 150,000	
11	Unspecified			0	\$ -		0	\$ -	
17	Tan cells are input cells			0	\$ -		0	\$ -	
18	Totals by Year / Accum Totals		19	19	\$ 905,000	9	28	\$ 1,325,000	

Property Enhancement Incentives Policy: A Policy to enhance commercial properties (e.g. façades, signs, landscaping).



Hotel Occupancy Tax Policy: A Policy providing requirements and procedures to evaluate any use of HOT as appropriate. A resolution for approval and matching application are included.

Click the headings for each service above to go to a One-page Service Profile. Great for discussions with Boards / Managers.