

## Economic Development Incentives Program

The following incentives will be available based on Council funding in the annual budget and may be combined for the greatest impact based on the project.

### Building Permit Fees – Business licenses are still required for contractors.

- Discount of 50% of permit fees for 50 FTE jobs or \$500,000 in investment created on initial construction period
- Discount of 100% of permit fees for 100 FTE jobs or \$1,000,000 in investment created on initial construction period

### Hospitality Taxes

- Discount of 50% of taxes collected if creating 20+ FTE jobs for a period of one year
- Discount of 100% of taxes collected if creating 50+ FTE jobs for a period of one year

### Accommodations Taxes

- Discount of 50% of taxes collected if creating 20+ FTE jobs for a period of one year
- Discount of 50% of taxes collected if creating 100+ FTE jobs for a period of three years

### Business License Fee

- Discount of license fee for creating 20+ FTE jobs over a period of three years as follows: The discount for year one would be 100%, 66% for year two, 33% for year three, and 0% discount after that.
- Discount of license fee for creating 50+ FTE jobs over a period of five years as follows: The discount for year one would be 100%, 80% for year two, 60% for year three, 40% for year four, 20% for year five, and 0% discount after that.

### Eligibility

- Businesses must be located in the Core Commercial, Light Commercial, General Commercial, or Industrial Zoning Districts.
- Project must benefit the City, increase tourism and commercial activity, and/or improve the character of the City by preserving historic buildings or complementing the historic character in new construction.
- To meet the threshold of investment required, a development may be given a credit towards the Minimum Investment of \$50,000 for each job created.
- To meet the threshold for job creation, a credit of 5 jobs will be given for each executive required to live within the City limits.

## Assurances

- All incentives are reimbursed. After a package has been approved by council, businesses must apply for these benefits annually (as applicable) in writing with a Request for Incentive Repayment by July 31 or forfeit those incentives.
- Residency requirements, if used to calculate the job creation threshold, must be submitted annually to continue to receive incentive reimbursement from the City as well as a written and dated policy reflecting this requirement. Failure to do so may result in reduction or forfeiture of incentives.
- No incentives will be dispersed until a Certificate of Occupancy and City business license has been issued.
- Annual reports will include the number of jobs maintained at the Development each year a business submits to receive incentive reimbursement from the City. Failure to do so may result in reduction or forfeiture of incentives.
- Should a recipient relocate the business outside the City limits within 5 years after receipt of those funds, that business must repay all incentives within 3 months of business closure. Unpaid penalties will be assessed to the real property associated with the development.
- Should a recipient reduce the number of jobs by 20 or more through attrition or layoffs during the 5 years after the Incentive Agreement is approved by Council, that business must repay all incentives by October 31 of that year. Unpaid penalties will be assessed to the real property associated with the development.
- Businesses may not change names or ownership to prolong incentives.

## Other Parameters

- Final approval will be made by ordinance by City Council.
- Multiple incentives are available and may be combined.
- Council may approve other incentives at its discretion and on a case-by-case basis.
- References to State Programs have been inserted into the text of the ordinance for the S.C. Abandoned Buildings Revitalization Act, S.C. Textiles Communities Revitalization Act, S.C. Retail Facilities Revitalization Act, and real property tax credit for installation of a fire sprinkler system.

## Façade Improvement Grant

*Guidelines for the façade grant will be drafted upon the approval of Council by the full Planning Commission.*

- Board consisting of 1 member of council, 1 member of the planning department, the city manager, 1 member of codes enforcement, and 1 member of the beautification board will determine approvals for this façade improvement grant.
- To be funded through City's general fund during the regular budget cycle
- Match of 50% required
- Up to \$5,000 for new and existing businesses