

Updated 2016

It is the policy of the City Development Corporation of El Campo (CDC) to customize the offering of economic development incentives on a case-by-case basis. After threshold requirements have been determined to be met, the CDC will then establish whether it is in the best interest to provide the requested incentives, to the degree that the project will stimulate economic development for the city, create primary jobs, and add to the value and quality of life in El Campo.

Examples of incentive grants:

Economic improvement/development incentive grants

Job creation incentive grants

Revitalization grants

Other assistance by the CDC:

Job training assistance

Certain targeted infrastructure improvements

Facilitation with permitting, energy requirements, construction needs, etc.

Other assistance available:

State programs – in Guidelines handout



Overview – CDC Application for Incentives

- 1. Business Incentive Policy and Application Guidelines
- 2. Job Creation/Retention and Capital Investment Threshold Requirements
- 3. Initial Application Short Form
- 4. Long Form Application



City Development Corporation of El Campo Incentive Guidelines

"The mission of the City Development Corporation of El Campo is to promote economic development and growth in El Campo while protecting the unique quality of life that exists in the community."

Per the Articles of Incorporation:

The Board shall expend, in accordance with State law, the tax funds received by it on direct economic development where such expenditures will have a direct benefit to the citizens of El Campo. As used in this article, "direct economic development" shall mean the expenditure of such tax funds for programs that directly accomplish or aid in the accomplishment of creating identifiable new jobs or retaining identifiable existing jobs including job training and/or planning and research activities necessary to promote said job creation. The Corporation's focus will be primarily in the areas of:

- a. Business retention and expansion
- b. Formation of new businesses
- c. Business attraction

Introduction:

These guidelines have been developed by the City Development Corporation (CDC) of El Campo, Texas, to assist them in determining the incentives to potentially be awarded to companies locating or expanding in El Campo and/or Wharton County. The CDC Board will review each project on an individual basis and may use these guidelines and information supplied by the company to determine the incentive to be awarded. Each project is unique and the CDC Board has the discretion to create incentive packages that are the most attractive and beneficial to the community as well as meeting the needs of the prospect.

Application:

Any company interested in applying for incentives from the CDC of El Campo must contact the organization's Executive Director and provide the required information. This information can include a history of the company, employment history, a business plan, a balance sheet, profit and loss statements, financial projections, and business and/or personal references.



Threshold Requirements:

To be considered for the award of an incentive package a company must meet the threshold requirements. The company must provide the CDC with documentation verifying these threshold requirements outlined in the Economic Development Agreement/Performance document (i.e. IRS 941, property tax valuation, etc.)

Types of Incentives:

It is the policy of the CDC of El Campo to customize the offering of economic development incentives on a case-by-case basis. This individualized design of a total incentive package is intended to allow maximum flexibility in addressing the unique concerns of each applicant while enabling the CDC to better respond to the changing needs of the community.

The criteria outlined herein will be used to determine whether it is in the best interest of the CDC to provide any economic development incentives to an applicant. The degree to which the specified project furthers the goals and objectives of the CDC and the relative impact of the specified project will be used to determine the total value of the incentives provided.

Authorized Uses of the Tax Proceeds:

The types of projects permitted under **Type 4A** include the more traditional types of economic development initiatives that facilitate manufacturing and industrial activity. For example, the Type 4A tax can be used to fund the provision of land, buildings, equipment, facilities, expenditures, targeted infrastructure and improvements that are for the creation or retention of primary jobs for projects such as manufacturing and industrial facilities, research and development facilities, military facilities including closed or realigned military bases, recycling facilities, distribution centers, small warehouse facilities, primary job training facilities for use by institutions of higher education, and regional or national corporate headquarters facilities.

Primary Job

"Primary job" is defined to mean a job that is "available at a company for which a majority of the products or services of that company are ultimately exported to regional, statewide, national or international markets, infusing new dollars into the local economy;" and meet any one of a certain enumerated sector numbers of the North American Industry Classification System (NAICS).



NAICS Codes:

The enumerated sector numbers are:

111 112 113	Crop Production Animal Production Forestry and Logging
11411	Commercial Fishing
115	Support Activities for Agriculture and Forestry
211- 213	Mining
221	Utilities
311-339	Manufacturing
42	Wholesale Trade
48-49	Transportation and Warehousing
51	(Excludes 51213 and 512132) – Information (Excluding movie theaters and drive-in theaters)
523-525	Securities, Commodity Contracts, and other Financial Investments and Related Activities; Insurance Carriers and Related Activities; Funds,
E440 E44E	Trusts, and Other Financial Vehicles
5413, 5415, 5416, 5417,	
and 5419	Scientific Research and Development Services
551	Management of Companies and Enterprises
56142	Telephone Call Centers
922140	Correctional Institutions; or a job that is included in the NAICS sector number 928110, National Security, for corresponding index entries for Armed Forces, Army, Navy, Air Force, Marine Corps and Military Bases

For more information on the North American Industry Classification System, please visit:

http://www.census.gov/epcd/naics02/naicod02.htm.

Threshold Requirements

Local Job Creation/Retention:

All jobs are based on full-time equivalent jobs and Board approval. The CDC may award job creation incentives based on the following:

Hourly Wage	<u>Incentive</u>
\$10 - \$13.99 per hour Example: based on \$12/hr. X 2080 hrs. = \$24,960	Up to 8% X 8% = \$2,000 incentive
\$14 - \$18.99 per hour Example: based on \$16.50/hr. X 2080 hrs. = \$34,3	Up to 10% 320 X 10% = \$3,432 incentive
\$19 - \$23.99 per hour Example: based on \$21.50/hr. X 2080 hrs. = \$44,7	Up to 12% 720 X 12% = \$5,366 incentive
\$24 + per hour	Up to 14%
	~~~~~~~~~~~~~~~~

# **Capital Investment**:

The Company must own property valued at a minimum of \$100,000.00. The CDC may award incentive(s) to a company based on new taxable assets (excluding inventory) as valued by the Wharton County Assessor.

The CDC may award an amount equal to 2% of any new, taxable assets a company develops in El Campo.

Capital Investment	X 2% =	Total
Proximity Factor:		
City Limits City ETJ 1-3 miles outside ETJ West Wharton County Wharton County	•	75%

Example: (located in Meisel Industrial Park, equipment, improvements, etc.):
Total possible incentive
Board Approved

**Additional Considerations:** 

Payment will be made after receipt of documentation from the Assessor's Office.

Payment will be made 12 months after jobs are created and verified by payroll tax records.

# CITY DEVELOPMENT CORPORATION

Commercial and Industrial Development Incentive Evaluation Form

City Development Corporation requests the following information to make a preliminary assessment of incentives and programs available to your business based on your pending expansion/redevelopment.

# **COMPANY AND CONTACT INFORMATION**

<b>Company Name</b>	:	
<b>Current Address</b>	::	
Contact Person:	Title:	
Email:	Phone:	
	merican Industry Classification System) Number:	
_	RELOCATION/EXPANSION AND/OR REDEVELOPMENT INFORMAT	<u>ION</u>
	_ Expansion Redevelopment (please check all that apply)	
	Wharton County, TX	
Property: Lease	Own (please check all that apply)	
	EXPANSION OR REDEVELOPMENT	
Size of facility in	sq. ftlocated on	
-	date construction	
Estimate comple		
Number of Curre		
Number of New	• •	
	FINANCIAL INPUTS/OUTPUTS	
	(Fill in all that apply)	
<b>Current Annual Pa</b>	ayroll ("future" for relocating company)	\$
Additional Annua	l Payroll	\$
Estimate cost of n	iew construction	\$
Estimated cost of	demolition and/or site preparation	\$
Estimate cost of r	emodel or redevelopment to an existing building	\$
Total investment	of land, new construction/renovation, and equipment	\$
Estimate added v	alue of additional taxable inventory as a result of improvements	\$
Future Real prop	erty value (land & buildings)	\$
Future Personal p	roperty value (furniture, fixtures, equipment)	\$
Amount of future	sales tax (if applicable) generated	\$
	Expansion / Redevelopment	
	(Fill in all that apply)	
Current Real prop	perty value (land & buildings)	\$
	property value (furniture, fixtures, equipment)	\$ \$
	at sales tax (if applicable) generated	\$
	t (if any) of additional sales tay to be generated for	¢

# Verification

(We), the undersigned APPLICANT(S), certify that all requirements relation to the application filed herein, and further acknowledge the application. In addition, it is acknowledged that the City Development Development Incentives upon application or request hereunder pure or rely on any previous actions taken in same or similar applications the same or similar property.	at no rights or privileges may be relied on as a part of any ent Corporation may or may not grant Economic rely as a matter of discretion, and that there is no legal right
Signed and submitted to the City Development Corporation on this	day of20
Company, my relationship to the applicant in the foregoing application in the sapplication on behalf of the applicant. I hereby certify that the information in the sapplication on behalf of the applicant.	
	Company Name
	Signature
	Type or Print Name
	Title
	Date
STATE OF TEXAS §  STATE OF TEXAS §  CITY DEVELOPMENT CORPORATION §	
Before me on this day personally appeared the oath of or through oe the person whose name is subscribed to the foregoing instrument ourposes and consideration therein expressed.	(description of identity card or other document) to
Given under my hand and seal of office this day of	, A.D
SEAL)	Notary Public in and for the State of Texas My Commission Expires: Type or Print Notary's Name:



# City Development Corporation of El Campo Business Incentive Policy for Economic Development

## I. Policy Statement

The City Development Corporation of El Campo (CDC) is committed to the promotion and retention of high quality development in all areas of the City and to an ongoing improvement in the quality of life for its citizens. Insofar as the enhancement and expansion of the local economy generally serves these objectives, the CDC will, on a case-by-case basis, give consideration to providing business incentives as stimulation for economic development in El Campo. The CDC will consider providing business incentives in accordance with the procedures and criteria outlined in this document. Incentive Agreements will be considered for both new facilities and expansions of existing facilities and for the expansion or modernization of existing facilities and structures. Nothing herein shall imply or suggest that the CDC is under any obligation to provide any business incentive to any applicant. Applications shall be filed with the CDC and copies will be coordinated with the CDC Board of Directors within five working days. All applicants shall be considered on a case-by-case basis.

# II. Applicability

This policy establishes that all business incentive options, programs, and agreements shall be governed by applicable state statutes relating to economic development.

#### III. Criteria

Any request for a business incentive shall be reviewed by the CDC Board. If the request is accepted by the board, the board will recommend approval to the City Council. Acceptance and approval shall be based upon an evaluation of the narrative responses provided in the Application for Business Development Incentives (attached herein) and all accompanying support documents.

## IV. Expiration and Modification

- A. This Business Incentive Policy for Economic Development is effective upon the date of its adoption and will remain in force for two years, at which time all project incentives provided pursuant to its provision will be reviewed by the CDC Board to determine whether the goals of the program have been achieved. Based upon that review, the Business Incentive Policy may be modified, renewed or eliminated.
- B. Prior to the date for review, as defined above, the Business Incentive Policy may be modified by a super-majority 4/5th vote of the CDC Board of Directors.

# City Development Corporation of El Campo Application for Business Development Incentives

Please submit the following application and supporting documentation to the City Development Corporation of El Campo, Attn: Carolyn Gibson, 707 Fahrenthold St., El Campo, TX. 77437

Phone: 979-543-6727.

١.	<b>APPLICANT INFORMATION (Respons</b>	ible Perso	<b>n):</b> Appl	ication Date://
	Applicant Name:		Title:	
	Applicant Address: Physical			Box
	Applicant City, State Zip Code:			
	Applicant Area Code/Phone:			
	Applicant Area Code/Cell:		En	nail:
	Applicant Drivers License # & State		So	cial Security #
	Company Name:			
	Company Address: Physical			Box
	Company City, State Zip Code:			
	Company Area Code/Phone:			
	Company Web Page:		Emai	l:
	Previous Co. Mailing Address: Physical			Box
	Previous Co. City, State Zip Code:			
	Business is a (please check one):  (a.) Corporation - Texas or [  (c.) Sole Proprietorship;			
	Date Company Established:	Feder	al Taxpayer	· ID Number:
	Please List Business References:  1. Bank Name		Address: _	
	Contact Name:			
	Checking Account #	[	☐ Savings <i>i</i>	Account #
	Other Account #	[	Other Ac	count #
	2. Accounting Firm		Address: _	
	Contact Name:	_ Phone #		Email:
	3. Legal Firm		Address: _	
	Attorney Name:			
	4. Other		Address:	
	Contact Name:		_	

PROPERTY OWNER INFO	_						
	Mailing Address: Physical						
		Code Fax: Web Page:					
Area Gode/Gell.	Liliali.	Web i age.					
PROPERTY OWNER'S RE	PRESENTATIVE:						
Owner's Representative's N	lame:						
		Box					
		ode Fax:					
Area Code/Cell:	Email:	Web Page:					
PROPERTY INFORMATIO	N∵ □ Own □ Leasing	☐ Will Purchase \$					
	_						
Troporty Location (molading	g democration function (i						
D ( A )							
Property Address:							
Property Legal Description	/ Total Acreage (Provide surv	rey if by metes and bounds):					
Most Current Wharton Cou	nty Tay Appraisal District (D	CTAD) Assessed Valuation (Please attach co					
	property and improvements:	OTAD) Assessed Valuation (Flease attach Co					
Real Property:	Improv	rements					
PROJECT DESCRIPTION:	Please describe the followin	g aspects of the project:					
		g, medical, wholesale, call center, corporate o					
This project is: Fxisting	☐ Expanding ☐ New ☐ Ro	elocating (from another state)					
	_	).Give location of current facilities:					
Trelocating (Iron another	i Texas Gity/Gounty						

PROJE	CT DESCRIPTION (Cont'd)
	e occupancy be  Owner/Occupied or  Landlord/Tenant? If leasing, what is the length of  (Please include copy of the lease.)
•	roject compatible with the City's Comprehensive Plan?  Oning change be necessary to accommodate the project?  Yes No No
Is there	adequate infrastructure available to the site? If not, please detail required improvements.
DEVEL	OPMENT CONCEPT: Please describe the development concept for the project.
	g type: (# of stories, architectural style, materials, etc.)
	pment Concept: (single building or campus setting, open space, surface or structured g, acreage, vehicular access, etc.)
Genera	I Description of business activities:

# 7. **TIMING QUESTIONS**: Please provide an estimation of the following timing questions.

Ref.	Item	Month/Year
#		
a.	First development application (zoning, site plan, plat, etc.)	
b.	Groundbreaking	
C.	Phase I occupancy	

# 8. PROJECT CRITERIA:

		Approximate Dates by Phase											
Ref.	_	Phase I -				Phase II –				Phase III –			
#	Category		(Mont	h/Yr.	.)	(Month/Yr.)				(Month/Yr.)			
_	INVESTMENT												
a.	Building in square feet					_							
b.	Construction value	\$_				\$_				\$_			
C.	Personal property value	\$_				\$_				\$			
d.	Total Improvement Value	\$				\$				\$			
	TAXES												
e.	Direct sales tax paid due to company purchases	\$				\$				\$			
f.	Annual sales tax generated & collected in El Campo	\$				\$				\$			
	CURRENT EMPLOYEES		F-T	F	P-T		F-T		P-T	F	T	Р	'-T
g.	Current # of employees												
h.	Current # of employees RELOCATING												
i.	Job types of current employees												
j.	Payroll for current empl.	\$		\$		\$		\$		\$		\$	
k.	# of empl. w/annual salary of \$50,000 or greater												
l.	% of employees residing in Wharton County		%		%		%		%		%		%
m.	Average annual salary per employee	\$		\$		\$		\$		\$		\$_	_
	NEW EMPLOYEES		F-T	ŀ	P-T		F-T		P-T	ŀ	T	Р	'-T
n.	# of new jobs to be created												
О.	Types of new jobs to be created												
p.	Payroll for newly created jobs/employees	\$		\$		\$		\$		\$		\$	
q.	# of new empl. w/annual salary of \$50,000 or greater												
r.	% of new empl. residing in Wharton County		%		%		%		%		%		%
S.	Average annual salary per new employee	\$		\$		\$		\$		\$		\$	
t.	Total Current & New Annual Payroll	\$		\$		\$		\$		\$		\$	

	Reference: Provide any additional notes here regarding any of the items above (e.g. 8a – Notes):
•	COMMUNITY IMPACTS
	Describe the pros & cons of how this project will affect existing businesses in the development area?
	What effect will the project have on the local housing market?
	What effect will the project have on the local school district?
	Will the project create any environmental quality impacts on
	Will the project have a high demand for ☐ Water, ☐ Wastewater, ☐ Electricity, or ☐ Gas?
	Is the property currently properly zoned for your project?   Yes  No
	Will there be any ☐ Rezoning and/or ☐ Platting and/or ☐ Re-platting?

Please summarize the	overall economic impa	act this project will have on the City of El Campo.
	O. Diana liat and all	u financial manto and an increation increbed in this musicat
		r financial partners or investors involved in this project.
Name:	Title:	Project Relationship
Name: Address: Physical	Title:	Project RelationshipBox
Name: Address: Physical City, State Zip Code:	Title:	Project RelationshipBox
Name: Address: Physical City, State Zip Code: Area Code/Phone:	Title:	Project RelationshipBoxFax:
Name: Address: Physical City, State Zip Code: Area Code/Phone: Area Code/Cell:	Title:	Project Relationship  Box  Fax:  Email:
Name: Address: Physical City, State Zip Code: Area Code/Phone: Area Code/Cell:	Title:	Project RelationshipBoxFax:
Name: Address: Physical City, State Zip Code: Area Code/Phone: Area Code/Cell: Drivers License # & Sta	Title:	Project Relationship  Box  Fax:  Email:  Social Security #
Name: Address: Physical City, State Zip Code: Area Code/Phone: Area Code/Cell:	Title:	Project Relationship  Box  Fax:  Email:  Social Security #
Name: Address: Physical City, State Zip Code: Area Code/Phone: Area Code/Cell: Drivers License # & Sta Name: Address: Physical	Title:	Project Relationship  Box  Fax:  Email:  Social Security #  Project Relationship
Name: Address: Physical City, State Zip Code: Area Code/Phone: Area Code/Cell: Drivers License # & Sta Name: Address: Physical City, State Zip Code:	Title:  teTitle:	Project Relationship  Box  Fax:  Email:  Social Security #  Project Relationship  Box
Name: Address: Physical City, State Zip Code: Area Code/Phone: Area Code/Cell: Drivers License # & Sta  Name: Address: Physical City, State Zip Code: Area Code/Phone:	Title:	Project Relationship  Box  Fax:  Email:  Social Security #  Project Relationship  Box

	IFORMATION: In addition to the information provided in this application, please er uments as indicated below with your application.
Requested Attached	<u>Item</u> (10 copies each of color prints or B/W original for reproduction)
	Audited financial statements for the past 3 years preceding this application If applicant is a corp., corporate reports for the past 3 years preceding this application Annual reports for the past 3 years preceding this application Profit/Loss Statement Cash Flow Statement Business Plan Market Analysis Evidence of ownership of subject real property Title Report Credit Report Most recent County Tax Appraisal District Assessed Valuation Statement Tax Returns for the past 3 years (If this is a new business start-up, provide personal income tax returns) Drawings/specifications Survey of Property in metes and bounds Certificate of Good Standing from the Texas Comptroller's Office Attached notary statement complete with notarization Other:Other:Other:
	PROPOSED NEW BUSINESS START-UP OR IMPROVEMENTS Proposal Cover Letter Business Plan Market Analysis Evidence of ownership of subject real property Title Report Credit Report Most recent Wharton County Tax Appraisal District Assessed Valuation Statement Tax Returns for the past 3 years (If this is a new business start-up, provide personal income tax returns) Drawings/specifications and/or conceptual development layout Survey of Property in metes and bounds Certificate of Good Standing from the Texas Comptroller's Office Attached notary statement complete with notarization

# Notarized Signature:

In reference to the City Developme my relationship to the applicant in this application on behalf of the application and correct.	nt Corporation Business Incentive application for I a blicant. I hereby certify that the information set forth in and enclosed	Company am authorized to make with this application is
	Company Name	
	Signature	
	Type or Print Name	
	Title	
	Date	
STATE OF TEXAS §  \$ COUNTY OF Wharton §		
me on the oath of	on this day personally appearedknoknoknoknoknoknoknoknoknoknoknoknoknoknoknoknokno_kno	of identity card or othe
Given under my hand and seal of	office this, A.D	
(SEAL)	Notary Public in and for the State of Texas My Commission Expires: Type or Print Notary's Name:	