

# **‘Grow Schuyler’ Incentive**

## ***Retention ~ Expansion ~ Recruitment***

~ a pre-packaged performance-based incentive program for the expansion or new construction of commercial / industrial buildings within the City of Schuyler, NE ~

### ◆ **Municipal Fees** ~ licensing fees, building permits, City utilities’ fees

#### Incentive:

- one-time payment: minimum \$200 / maximum \$2,000
- payable after the completion and operational occupancy of building
- incentive to match and not exceed total incurred cost of municipal fees

### ◆ **Real Estate Costs** ~ land acquisition, municipal infrastructure and site preparation

#### Incentive:

- one-time payment: minimum \$ 1,000 / maximum \$20,000
- payable after the completion and operational occupancy of building
- incentive to match and not exceed 50% of total incurred real estate costs

### ◆ **Property Taxes** ~

#### Incentive:

- annual payment: minimum \$500 / maximum \$10,000
- aggregate payments up to \$30,000 per building and/or for no longer than five years after the completion and continuous operational occupancy of building
- property owner shall be current on real estate and personal property taxes
- incentive to match and not exceed 50% of total incurred property taxes

### **Eligibility Guidelines** ~

1. Applicant must be a “qualifying business / eligible business” as defined in the [Schuyler Economic Development Plan \(SEDPlan\)](#).
2. Commercial / industrial building to be expanded in square footage or newly constructed building shall be located within the city limits of Schuyler and in compliance with municipal zoning and building codes.
3. Applicant shall be the property owner and must be current on payment of real estate taxes and personal property taxes.
4. Applicant requesting *Grow Schuyler Incentive* must be pre-approved by the Schuyler City Council as ‘Qualified Recipient’ prior to incurring related municipal fees, real estate costs (municipal infrastructure / site preparation) and property taxes for which incentive is being requested.

NOTE: *Based on community needs and availability of economic development (LB 840) investment funds, not all applicants will be pre-approved as Qualified Recipient.*

# ***'Grow Schuyler' Incentive***

## **'Qualified Recipient' Process:**

- Step 1) Application submitted (*see Page 3*) to the Economic Development Coordinator (EDC) @ 1103 B Street (Municipal Building), Schuyler, NE.
- Step 2) Architectural building design (blueprint), municipal infrastructure and site preparation plans submitted to the City Building Inspector for review and approval.
- Step 3) Eligibility for incentive confirmed by Economic Development Coordinator.
- Step 4) Upon confirmation of eligibility, EDC forwards application to City Council for pre-approval / disapproval as 'Qualified Recipient'.
- Step 5) Applicant notified by letter of Council's decision. Letter prepared by EDC and signed by the Mayor of Schuyler.

NOTE: ***Based on community needs and availability of economic development investment funds (LB 840), not all applicants will be pre-approved as 'Qualified Recipient'.***

## **Incentive Payment Process:**

- After the completion and continuous operational occupancy of building, pre-approved 'Qualified Recipient' submits all documentation requested by the Schuyler City Council.
- City Council reviews submitted documentation and authorizes incentive payment to 'Qualified Recipient'.
  - ~ Municipal Fees (minimum \$200 / maximum \$2,000): Incentive to match and not to exceed total incurred cost of municipal fees. One-time payment.
  - ~ Real Estate Costs (minimum \$1,000 / maximum \$20,000): Incentive to match and not to exceed 50% of total incurred real estate costs. Land acquisition cost incurred shall be for the expansion or new construction of commercial / industrial building. One-time payment.
  - ~ Property Taxes (minimum \$500 / maximum \$10,000): Aggregate payments up to \$30,000 per building and/or for no longer than five years. Incentive to match and not exceed 50% of total incurred property taxes. Annual authorization required by City Council for each subsequent yearly incentive payment.
- \$104,000 LB 840 ([SEDPlan](#)) funds reserved for 'Grow Schuyler' Incentive.

# 'Grow Schuyler' Incentive

Schuyler, Nebraska

## 'Qualified Recipient' Application

Type / Print Legibly

Business Name: \_\_\_\_\_

Business Address: \_\_\_\_\_

Business Telephone: \_\_\_\_\_ Business Email: \_\_\_\_\_

Owner/President/General Mgr: \_\_\_\_\_  
(Last Name) (First Name) (Middle Initial)

Individual submitting Application: \_\_\_\_\_  
(Last Name) (First Name) (Job Title)

Location / Address of Building: \_\_\_\_\_

Expansion or New Building Construction: \_\_\_\_\_ Completion Date: \_\_\_\_\_

Business Applicant Owner of Building: Yes / No Acreage / Lot Size \_\_\_\_\_

Projected Costs: \$ \_\_\_\_\_ (land acquisition – pending or purchased)

\$ \_\_\_\_\_ (site preparation)

\$ \_\_\_\_\_ (municipal infrastructure)

\$ \_\_\_\_\_ (commercial / industrial building)

Description of Business / Industry to Occupy Building: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Applicant's Signature \_\_\_\_\_ Date \_\_\_\_\_

**NOTE: Based on community needs and availability of economic development investment funds (LB 840), not all applicants will be pre-approved as 'Qualified Recipient'.**