

TOWN OF HAYDEN

ECONOMIC DEVELOPMENT INCENTIVE POLICY

POLICY

The Town of Hayden, Colorado, is committed to encouraging new or existing business expansion in the areas of retail, commercial and light industrial/manufacturing that will bring quality economic growth to our community. The Town also supports pursuing commercial/industrial growth that compliments existing businesses. The Town is extremely interested in improving its tax base, improving property values, providing new item and service availability for its citizens and expanding job growth that will sustain long-term economic success and provide beneficial returns to Hayden and its citizens.

In an effort to encourage new or expanding business development, the Town of Hayden may offer incentives, on a case-by-case basis, to qualifying businesses that are interested in locating in Hayden.

The Town of Hayden has established the following incentive guidelines.

ELIGIBILITY REQUIREMENTS (Meet any or all the following)

1. The business must make a considerable investment in plant, equipment, building, operational, and/or employees during the calendar year in which application is made for incentives.
2. The business must create/retain qualifying jobs with an overall annual wage that is at or above 80% of the overall Routt County average annual wage rate of all commercial/industries.
3. The business must be willing to provide an economic impact analysis that estimates the total economic benefits to Hayden and the incentive payback period. To be eligible for incentives, the payback period must be within a reasonable time (approximately 5 years).
4. The business must provide on-going company information for monitoring purposes. (All company information will be held in strict confidence.) Upon incentive approval by the Hayden Town Council, the company will be required to enter into an agreement with the Town of Hayden guaranteeing that mutually agreed to investment/jobs will be created within a specific period of time. If the company is unable to reach guaranteed levels, the Town of Hayden will have the ability to recover payments on either a full or pro-rated basis.
5. The Town Council reserves the right to consider additional eligibility requirements not listed herein. An applicant that does not otherwise meet these criteria may request to be considered eligible for consideration for this policy through a formal request to the Town Council prior to a potential application being processed. The Town Council also reserves the right to refuse such request.

INCENTIVES

If the applicant is determined to be eligible the following incentives shall be available, on a case-by-case basis and no previous approval of an incentive is the basis for any future approval. The Town Council reserves all rights to approve or disapprove any applicant for any reason deemed necessary by the Town.

Development/Building Permit Fees

1. The following fees may be reduced or waived: Building permit fees, development fees, impact fees.

- a. Up to 20% of Building fees, fees waived cannot exceed fees required.
- b. Development Fees including but not limited to any off site improvement requirements, park, school, etc. fees that are established at the time by the Town of Hayden.
- c. The Town of Hayden reserves the right to provide relief on infrastructure requirements on a case-by-case basis, and will actively apply for federal and state grant dollar to encourage high quality investment and job creation as appropriate. A reimbursement agreement may also be entered into at the discretion of the Town per negotiated terms.

Taxes

Use Tax:

Up to one-half (50%) of use tax due to the Town of Hayden on building materials from the new construction project may be waived, on a case-by-case basis.

Personal Property Taxes:

Up to one-half (50%) of the qualifying new personal property tax received by the Town of Hayden may be rebated back to a qualifying company, on a case-by-case basis, for up to four (4) years.

- The new/expanding business meets Town of Hayden eligibility criteria.
- The new/expanding business qualifies as a "New Business Facility" defined by the state as: "a new or expanded facility that is employed by the taxpayer in the operation of a revenue producing enterprise."
- State enabling legislation is in effect.

Property Tax:

Up to one-half (50%) of the property tax paid to the Town of Hayden on qualifying new/expanded business projects may be rebated back to a qualifying company, on a case-by-case basis, for up to four (4) years.

- This applies only to property tax derived from Town of Hayden Levy

Sales Tax:

Up to one-half (50%) of sales tax collected for the Town of Hayden from "new revenues" generated by the qualifying new/expanded business may be rebated back to a qualifying company, on a case-by-case basis, for up to four (4) years.

Tax District Creation:

The Town is willing to consider creation of special taxing district(s) within the Town to assist primarily in the bonding for public improvements.

PROCESS

First a meeting with the Town Manager, or their designee, is required to determine initial eligibility and feasibility. If it is determined that this incentive policy may apply the Town Manager, or their designee, shall direct the applicant to prepare a proposal to include at a minimum:

- Eligibility Status/Requirements met
- Incentive(s) requested
- Economic Impact Analysis
- Monitoring Process

Second, this is then forwarded to the Economic Development Commission for review and recommendation to the Town Council. The recommendation can be based on the original proposal, changes to, or additions to the applicant's proposal.

Third, the application, recommendations from the Economic Development Commission and Town Manager are forwarded to the Town Council for final approval.

Following a decision by the Town Council, the Town Manager shall inform the applicant of the decision, and if any incentive is approved a formal agreement shall be entered into between the Town and the applicant.

CONTACT

For more information, contact the Town Manager at 970-276-3741 or mathew.mendischo@haydencolorado.org