| Potential Incentives - River to Rail Corridor<br>Based on policy approved by City Council on July 1, 2019 | | Rev. Date 7/13/2019 | Requirements |
|---|---|---|---|
| **Range of Tax Base Investment** | **Incentive** | **How it works** | **Investment Related** |
| **<$150,000** | SAC/WAC Fees waived | Area already has sufficient infrastructure | |
| | Waive building permit Fees | Fees calculated and waived except for state portion | Permit is required |
| | Revolving Loan Fund | Small amounts only | Façade improvements |
| | SCDP Grants | Facades & code compliance issues | Energy improvements |
| | BUF (Unified Fund) loans | Gap financing, loans, not grants | Code compliance |
| **$150,000 +** | Building permit fees negotiable | State portion of fees is not negotiable | Permit is required |
| | SAC/WAC Negotiable | Area already has sufficient infrastructure | |
| | Revolving Loan Fund | Small amounts only | Façade improvements |
| | SCDP Grants | Facades & code compliance issues | Energy improvements |
| | BUF (Unified Fund) loans | Gap financing, loans, not grants | Code compliance |
| **$1,000,000 +** | SAC/WAC Negotiable | Area already has sufficient infrastructure | |
| | Building permit fees negotiable | State portion of fees is not negotiable | Permit is required |
| | Tax Increment Financing | Redevelopment zones, less City costs | Could be used to share costs of parking or other improvments |
| | BUF (Unified Fund) loans | Gap financing, loans, not grants | |
| | Tax Abatement | Pay as you go | Perhaps time limited based on amount of investment |
| | Land Acquisition | Assemble parcels, remove buildings, sell at market rate for land only-uses minimum | Longer term projects, must have investor |
| | Opportunity Zones | Rules and benefits TBD | Avoid Davis-Bacon wage rate requirements |
| | Parking assistance | Lease lots, etc. | Should help overall parking needs of city, provide bicycle storage/parking |
| **$5,000,000 +** | SAC/WAC Negotiable | Area already has sufficient infrastructure | |
| | Building permit fees negotiable | State portion of fees is not negotiable | Permit is required |
| | Tax Increment Financing | Redevelopment zones, less City costs | Could be used to share costs of parking or other improvments |
| | Tax Abatement | Pay as you go | Perhaps time limited based on amount of investment |
| | Land Acquisition | Assemble parcels, remove buildings, sell at | Longer term projects, must have investor |
| | Opportunity Zones | Rules and benefits TBD | Avoid Davis-Bacon wage rate requirements |
| | BUF (Unified Fund) loans | Gap financing, loans, not grants | |
| | New Market Tax Credits | | |
| | Parking Ramps | Would be a shared expense | Must help overall parking needs of city, provide bicycle storage/parking |
| **Other incentives** | State and Federal Historic Tax Credits | Historic Register buildings | Must comply with SHPO rules-not a city requirement |