

CITY OF BLACKDUCK
BUSINESS SUBSIDY CRITERIA – JOBZ
Adopted April 19, 2004

Criteria for Business Subsidies for JOBZ

The City hereby expresses its support for the use of business subsidies in the JOBZ subzones that meet the below-listed criteria. However, the City reserves the right to approve or reject the use of business subsidies for new commercial or industrial projects and/or the rehabilitation and/or expansion of businesses already within the City on an individual basis. The criteria or goals to be taken into consideration by the City are as follows:

1. If a redevelopment project, the project will remove, prevent or reduce slums and/or blight, thereby protecting property values and the general public health, safety, and welfare.
2. The use of business subsidy is necessary to retain and/or attract competitive and financially sound and healthy commercial and industrial companies that provide significant employment potential and opportunity to broaden the tax base.
3. If a retail business, the business cannot be in direct competition with existing retail businesses. Business subsidy for retail businesses should encourage the provision of services currently not offered in the community.
4. The project must be generally consistent with the City's Comprehensive Plan.
5. The use of the business subsidy should encourage quality construction and promote the highest and best use of land.
6. The project will promote completion of major public improvement projects within the community with special emphasis given to the installation of trunk sewer and water lines and major transportation projects.
7. The project will not significantly and adversely increase the impacts on existing service needs in the City.
8. The project is unable to proceed, in its present design and the existing timetable, without the business subsidy.
9. The project proposed is generally compatible with the City's overall development plans and objectives and with those of the area for which the project is to be located.
10. The project meets all requirements outlined in Minnesota Statutes, as may be amended from time to time.
11. The business subsidy for commercial projects should encourage substantial redevelopment of substandard properties or should provide a service, which is currently not offered in the community.
12. The project should result in a net job increase through either the creation or retention of jobs.
13. Wage Policy. If the project results in the creation of any jobs, the wage for each part-time or full-time job thereby created shall be, within two years of the benefit date, at least 110% percent of the United States Department of Health and Human Services Poverty Guidelines or such greater amount as the City may require for a specific project.
14. One (1) FTE job that pays a living wage for every \$50,000 of the total estimated value of all tax exemptions and credits the business anticipates receiving on an annual basis. These jobs shall be created not later than 24 months from the date of the Business Subsidy Agreement.

The City, when considering projects that request assistance, will base their decision on the merits of the project and its economic benefit to the community (i.e. the jobs which will result from the project). The City will also consider the contributions that the project makes to the community's overall development plan and how it complements existing services and businesses.