

# ***JOBZ BUSINESS SUBSIDY POLICY***

## **RESOLUTION OF THE REDWOOD FALLS CITY COUNCIL**

**Resolution #:** \_\_\_\_\_

**Passed on:** *May 18, 2004*

**RESOLVED** by the City Council of the Redwood Falls, Minnesota that it shall adopt the following **JOBZ Business Subsidy Policy and Criteria:**

**Preamble.** Whenever the City of Redwood Falls invests public funds or agrees to voluntarily forfeit tax or other revenue that benefit private development projects, those projects should create the greatest number of FTE jobs that pay a living wage possible for the residents of Redwood Falls, and the surrounding region. The *City of Redwood Falls* policy makers and economic development agents must keep the critical need for living wage FTE jobs the priority whenever public dollars are invested in a private business or development project.

**JOBZ Business Subsidy Public Purpose.** The public purposes of this policy shall be to accomplish the following on behalf of the city of Redwood Falls:

1. Enhance economic growth and promote tax base expansion of the community
2. Create high quality job growth of the community
3. Retain high quality jobs in the community
4. Stabilize and strengthen the economy of the community
5. Assist in revitalizing underused industrial land and property in the community

This policy is adopted in compliance with M.S. § 116J.994 Subd. 2. A copy of the policy shall be submitted to the Department of Employment and Economic Development along with the first annual Business Subsidy report.

**Principles of Business Subsidy Implementation.** The *City of Redwood Falls* shall target its business subsidy assistance to businesses that demonstrate a clear and ongoing commitment to the community by providing living wage jobs to their employees and to *Redwood Falls* residents, where applicable, by giving priority to those businesses over businesses that have not traditionally paid living wages.

*The City of Redwood Falls* shall focus this business subsidy assistance policy only to businesses which agree to comply with annual business subsidy reporting requirements as required by Job Opportunity Building Zone (JOBZ) statute M.S. §§ 469.310 - 469.320; and/or as required by the Business Subsidy statute M.S. §§ 116J.993 - 116J.995.

Although the primary purpose of this policy is the creation of living wage jobs, we cannot achieve our economic development goals without a trained and ready workforce. The city shall commit to assist businesses to obtain trained and work-ready employees through the DEED Workforce Development Centers; MNSCU and other services.

*The City of Redwood Falls* agrees to require that a qualified business shall not compete with or displace local businesses currently operating within the subzone community.

### **I. DEFINITIONS**

“Authorized Business Subsidy Signatory” means the *City Administrator has been designated as the sub zone administrator who is by this Policy to execute business subsidy agreements on behalf of the City of Redwood Falls with approval of the City Council and Redwood Falls Port Authority.*

“JOBZ Business Subsidy” means tax exemptions or tax credits available to a qualified business located in a job zone under the Job Opportunity Building Zone (JOBZ) statute M.S. §§ 469.310 - 469.320. JOBZ Business Subsidies shall include:

1. Exemption from individual state income taxes as provided under M.S. § 469.316; and
2. Exemption from corporate franchise taxes as provided under M.S. § 469.317; and
3. Exemption from the state sales and use tax and any local sales and use taxes on qualifying purchases as provided in M.S. § 297A.68, subdivision 37; and
4. Exemption from the state sales tax on motor vehicles and any local sales tax on motor vehicles as provided under M.S. § 297B.03; and
5. Exemption from the property tax as provided in M.S. § 272.02, subdivision 64; and
6. Exemption from the wind energy production tax under M.S. § 272.029, subdivision 7; and
7. The jobs credit allowed under M.S. § 469.318.

“JOBZ Business Subsidy” means a state or local government agency grant, contribution of personal property, real property, infrastructure, the principal amount of a loan at rates below those commercially available to the recipient, any reduction or deferral of any tax or any fee, any guarantee of any payment under any loan, lease, or other obligation, or any preferential use of government facilities given to a business, and as defined by the Business Subsidy statute M.S. §§ 116J.993 - 116J.995. Business subsidies may include, but not be limited to:

1. Loan
2. Grant
3. Tax abatement
4. TIF or other tax reduction or deferral
5. Guarantee of payment
6. Contribution of property or infrastructure
7. Preferential use of governmental facilities
8. Land contribution
9. Waiver of special assessments
10. Other specified subsidy.

Business subsidies do not include the following:

1. Assistance of any type with an aggregate value of less than \$25,000.
2. Assistance that is generally available to all businesses or to a general class of similar businesses, such as a line of businesses, size, location or similar general criteria;
3. Public improvements to buildings or lands owned by the *City of Redwood Falls* that serve a public purpose and do not principally benefit a single business or defined group of businesses at the time the improvements are made;
4. Property polluted by contaminants being redeveloped as defined in M.S. § 116J.552, subd. 3.
5. Assistance provided for the sole purpose of renovating old or decaying building stock or bringing it up to code and assistance to designated historic preservation sites or districts, provided that the assistance is equal to or less than 50% of the total cost of the development;
6. Assistance to provide job readiness and employee training services;
7. Assistance for housing;
8. Assistance for pollution control or abatement, including assistance from a TIF hazardous substances subdistrict;
9. Assistance for energy conservation;
10. Tax reductions resulting from conformity with federal tax law;
11. Workers compensation and unemployment compensation;
12. Benefits derived from regulation;
13. Indirect benefits derived from assistance to educational institutions;
14. Funds from bonds allocated under M.S., Chapter 47A refunding bonds and 501(c)(3) bonds;
15. Assistance for collaboration between a Minnesota higher education institution and a business;

16. Assistance for a tax increment financing soils condition district as defined under M.S.469.174, subd.19;
17. Redevelopment when the Recipients or Qualified Business' investment in the purchase of the site and in site preparation is 70 percent or more of the assessor's current years estimated market value;
18. General changes in tax increment financing law and other general tax law changes of a principally technical nature;
19. Federal assistance until the assistance has been repaid to and reinvested by the local governmental unit;
20. Funds from dock or wharf bonds issued by a seaway port authority;
21. Business loans or loan guarantees of \$75,000 or less; and
22. Federal loan funds provided through the U.S. Economic Development Administration.

"Business Subsidy Report" means the annual reports submitted each year for each business receiving a business subsidy in the community. The report is submitted by the *City of Redwood Falls* in order to comply with M.S. § 116J.994 Subd. 7. (b).

"Criteria" means the equitably applied, uniform standards by which the *Redwood Falls Port Authority* and *Redwood Falls City Council* bases its decision to award any business subsidy to a private business or development project establishing a business and creating jobs in *Redwood Falls*.

"DEED" means Minnesota Department of Employment and Economic Development.

"Economic Development Agent" means the city department, local or regional economic development agency or other authorized entity that is empowered to solicit, negotiate and form business subsidy agreements on behalf of the *City of Redwood Falls*. The Economic Development Agent for the City of Redwood Falls shall be the *Redwood Falls Port Authority*, hereinafter "Agent".

"Living Wage Job" shall mean a job which pays wages (excluding health benefits) that total at least the rate of 110% of the current poverty level for a family of four determined by the US Dept. of Health and Human Services for the State of Minnesota.

"Local Governmental Unit" hereinafter LGU, means the statutory or home rule charter city, county, town, iron range resources and rehabilitation agency, regional development commission.

"Operation Start Date" shall mean the date by which the business begins its operations in the zone as evidenced by constructing a facility or relocating to an existing building in a facility and beginning revenue generating operations and/or hiring employees.

"Policy" means the equitably applied, uniform standards by which the Economic Development Agency bases its decision to award any JOBZ Business subsidy to a private business in the *City of Redwood Falls*.

"Qualified Business" means a person that carries on a trade or business at a place of business located within a Job Opportunity Building Zone as referenced in M.S. § 469.310 Subd. 11; and complies with the reporting requirements specified by M.S. § 469.313 Subd. 2. (5); and shall comply with the criteria in Section II.C. of this agreement; and shall also mean "Recipient" as defined by Business Subsidy law.

***A qualified business shall NOT include a retail business, a low-wage service business, an agricultural production business, or a business that pays less than the living wage defined in this agreement.***

"Recipient" means any business entity that receives a business subsidy as defined by M.S. § 116J.993, and that has signed a Business Subsidy Agreement with a city.

"Relocating Business" is a business relocating from another Minnesota non-JOB Zone location.

"Relocation Agreement" means a binding written agreement between a relocating qualified business and the commissioner of DEED pledging that the qualified business shall either:

- (a) Increase full-time for full-time equivalent employment in the first full year of operation within the job opportunity building zone by at least 20 percent, *or*
- (b) Make a capital investment on the property equivalent to 10% of the gross revenues of operation that was relocated in the immediately preceding taxable year, and provides for repayment of all tax benefits if the requirements of (a) or (b) are not met.

"Sub zone" means the parcel or parcel of land designated by the Commissioner of Employment and Economic Development within a Job Opportunity Building Zone within the boundaries of *Redwood Falls* to receive certain tax credits and exemptions specified under M.S. § 469.310-469.320.

"Zone" means a Job Opportunity Building Zone or an Agricultural Processing Facility Zone designated by the commissioner of Employment and Economic Development under M.S. § 469.314.

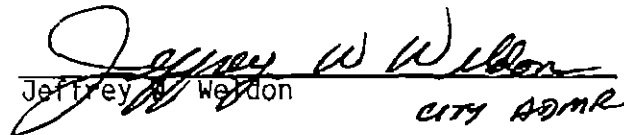
## II. JOBZ BUSINESS SUBSIDY REQUIREMENTS

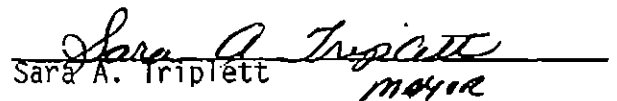
A. **Business Subsidy Policies.** The *City of Redwood Falls* adopts the following:

1. Any time the *City of Redwood Falls* provides a business subsidy to a Qualified Business or Recipient, that business is subject to the wage levels, job creation and other criteria set forth in this policy and specified in the Business Subsidy Agreement made with the *City of Redwood Falls*. In the event of a conflict between the requirements of the Business Subsidy statute M.S. §§ 116J.993 - 116J.995 and the JOBZ statute M.S. §§ 469.310 - 469.320, the JOBZ statute shall supersede.
2. The recipient, in the case of a quantifiable non-JOBZ business subsidy, shall create and retain at least one full-time living wage job and provide employer paid basic health insurance for each \$25,000 of business subsidy received. These jobs shall be created no later than 12 months after operation start date.
3. The qualified business, in the case of a JOBZ business subsidy that is non-quantifiable at the time of the Business Subsidy Agreement, must create and retain for the period of the Job Zone duration or until December 31, 2015, whichever is shorter, at least 1 of FTE job(s) that pay a living wage for every \$25,000.00 of the total estimated value of all tax exemptions and credits the business anticipates receiving.
4. The recipient or qualified business shall pay provide cash benefits excluding health insurance equal to 110% of wages for the current poverty level for a family of four as determined by the US Dept. of Health and Human Services for the State of Minnesota. These jobs shall be created no later than a specific date identified in a Business Subsidy Agreement.
5. The qualified business shall be identified in the Business Subsidy Agreement as a:
  - a. Trade or business located in and operating in a JOBZ or APF Zone at the time of Zone designation; OR
  - b. New trade or business start-up located with the subzone; OR
  - c. Business expanding in the subzone which is a business that maintains its current operations in its current location and is expanding its operations *and* its payroll within the *City of Redwood Falls* subzone; OR
  - d. A business relocating from another state; OR
  - e. A business relocating from another Minnesota non-Zone location specifying the City.
6. The *City of Redwood Falls* may deviate from wage and job criteria in Section II, by documenting the reason in writing for the deviation and attaching a copy of this reason to the next annual Business Subsidy Report submitted to DEED.
7. The *City of Redwood Falls* authorizes the City Administrator or the RADC Economic Development Specialist staff, as representatives of the city to act as its Authorized Business Subsidy Signatory to execute business subsidy agreements on behalf of the *City of Redwood Falls*.
8. The *City of Redwood Falls* authorizes the Redwood Area Development Corporation along with the Redwood Fall Port Authority to act as its Economic Development Agent for purposes of marketing, initiating, and negotiating Business Subsidy Agreements (and/or) executing Business Subsidy Agreements on its behalf.

**B. Requirements of businesses.** The *City of Redwood Falls* shall require all businesses receiving a business subsidy to comply with the following:

1. The business shall attend a properly noticed public hearing shall be held by the *City of Redwood Falls* as provided by M.S. § 116J.994, when the value of the subsidy does or is expected to exceed \$100,000 from local sources. The purpose of the hearing shall be held to identify and define the criteria that the qualified business or recipient shall meet in order to be eligible to receive a business subsidy or become a qualified business for purposes of the JOBZ statute. The hearing shall specify the subsidy provided public purpose that shall be achieved by offering the subsidy, and shall specify the measurable, specific, and tangible goals committed to by the qualified business. As provided by M.S. 116J.994, Subd. 5., a public notice shall be published in print and if possible, on the internet, at least 10 days prior to the hearing, identifying the location, date time and place of the hearing; and providing information about the business subsidy proposed, including a summary of the terms of the subsidy.
2. To receive JOBZ tax benefits, that business shall agree to continue to operate in the jurisdiction where the subsidy is used (the subzone) for the duration of the job zone term.
3. If the qualified business or recipient is a relocating business under the definition in this agreement, the business shall be required to enter into a binding written "Relocation Agreement between the qualified business and the commissioner of DEED pledging that the qualified relocating business shall:
  - (a) Commit to signing a Relocation Agreement with DEED; and
  - (b) Cease one or more operations or functions at a non-Zone location and begin performing substantially the same functions inside the Redwood Falls sub zone; or
  - (c) Increase full time employment by 20% (measured relative to the operations that were relocated) within the first full taxable year of operation within the Zone and maintains the required level of employment during each year of zone designation; or
  - (d) Make a capital investment in the sub zone equivalent to at least 10% of gross revenues for the taxable year immediately preceding relocation to the Zone.
4. The business shall identify an operation start date when business operations for the proposed qualified business are planned to begin in the zone. The date when business operations begin is called the "operation start date".
5. If the qualified business requires construction or extension of municipal services, sanitary sewer, water storm sewer, electric service and/or street access, all city project costs associated with those improvements will be paid by the qualified business.

  
 Jeffrey W. Wilson  
 CITY ADMR

  
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 MAYOR