



The Waynesboro Enterprise Zone Program Overview

The City of Waynesboro is an active participant in the Virginia Enterprise Zone Program, designed to assist business development and expansions in specifically targeted communities. By providing cash grant incentives for job creation, capital investment, and building façade improvements, the Enterprise Zone Program is an important component of encouraging downtown investment and renewal.

Waynesboro was admitted to the program in 2008 and will continue to participate through December 31, 2016. The full boundaries of the Waynesboro Zone are outlined on the attached maps. Qualifying businesses in this zone are eligible for an array of incentives from the Commonwealth and the City. Special local incentives are also available for businesses in the downtown Sub-Zone, which is also outlined on page one of the attached maps.

This document is designed to provide an overview and basic criteria for the available programs. All of the appropriate forms and documents are available by contacting:

Gregory E. Hitchin
Office of Economic Development
301 West Main Street
Waynesboro, Virginia 22980
(540) 942-6779



Virginia State Enterprise Zone Incentives

Job Creation Grants

Grant Amounts:

- Up to \$500 per year for each net new permanent full time position earning at least 175 percent of the federal minimum wage with health benefits.
- Up to \$800 per year for each net new permanent full time position earning at least 200 percent of the federal minimum wage with health benefits.
- Eligible firms can receive grants for up to 350 positions per year.
- A firm can apply for the job creation grants each year of a five-consecutive year grant period in which they meet the qualification criteria.

Qualification Requirements:

- Enterprise zone business that creates at least four net new permanent full time positions.
- Any net new permanent full time positions created above these four jobs that earn at least 175 percent of the federal minimum wage and are offered health benefits may be grant eligible.
- Grant eligible positions filled for less than a full calendar year will be prorated based on the number of full months worked.
- Retail, local service, or food and beverage establishments are prohibited from applying for this grant.

Real Property Investment Grants

Grant Amounts:

- Up to 20 percent of the total amount of qualified real property investments (qualified hard construction costs) made to a building or facility in an Enterprise Zone, not to exceed \$250,000 within a five consecutive year period.
- For qualified real property investments less than \$5 million, the grant is capped at \$125,000 per building or facility.
- For qualified real property investments of \$5 million or more, the grant is capped at \$250,000 per building or facility.

Qualification Requirements:

- This incentive is only available for qualified real property investments made to commercial, industrial, or mixed use buildings or facilities located in a Virginia Enterprise Zone.
- For rehabilitation and expansion of existing buildings/facilities, a zone investor must spend at least \$50,000 in qualified real property investments.
- For new construction, a zone investor must spend at least \$250,000 in qualified real property investments.



Local Incentives in the Enterprise Zone

Local Job Creation Grants

Businesses or nonprofits locating or expanding into a facility that was either (a) vacant for the past six months or (b) has received at least \$25,000 in renovation or construction work in the past 12 months may qualify for local job creation grants. Grants are awarded for up to four jobs per year, with each full-time position eligible for \$250 per year for three years. Qualifying applicants must be one of the following targeted industries: arts or cultural organization, office or professional services, downtown tourism destination, or manufacturing that pays at least 150% of the federal minimum wage.

Sidewalk and Landscaping Grants

Qualifying applicants may receive up to \$4,000 or 50% of landscaping or sidewalk improvement costs. Grantees must submit a redevelopment plan to the Economic Development Authority and are generally required to exceed the minimum requirements of the City's landscaping ordinance or site development review to qualify. Exceptions may be made for projects which contribute to downtown revitalization or support targeted industries as identified in the Economic Development Authority's Strategic Plan.

Local Incentives in the Enterprise Sub-Zone

Facade/Awning Grant Program

The Waynesboro Economic Development Authority may fund up to \$5,000 or 50% of the total project cost for improvements to the exterior facade and/or awning on a business property. The grants are competitive and the Waynesboro Downtown Development Incorporated Design Committee reviews all applications to ensure architectural and design consistency.

Partial Property Tax Exemption

Property owners undertaking substantial rehabilitation of a commercial or industrial building no less than 25 years old may qualify for a partial property tax exemption. "Substantial rehabilitation" is defined as improvements which increase the assessed value of the building by at least 60% while increasing the square footage by no more than 15%. Once approved, the increase in the assessed value of the building that is directly attributed to the qualifying renovation work will be exempt from real property taxation for seven years.

The guidelines and applications are available through the local Enterprise Zone Administrator.