



Grant Year 2016 Enterprise Zone Annual Report

Department of Housing and
Community Development



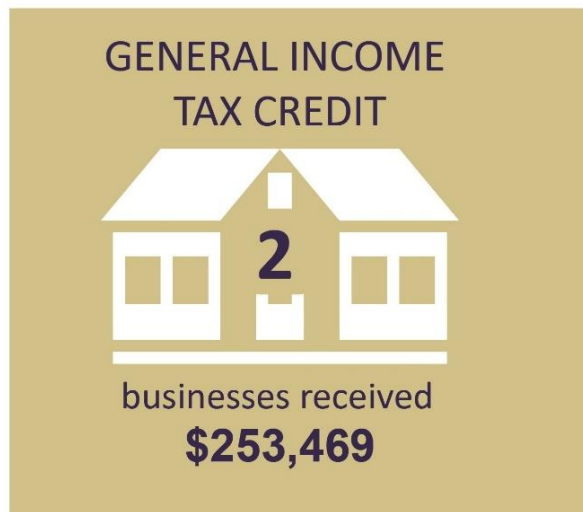
**Virginia
Enterprise
Zones**

The logo for Virginia Enterprise Zones. It consists of the text "Virginia Enterprise Zones" in a blue, sans-serif font, arranged in three lines. To the left of the text is a graphic of several overlapping, light blue triangles pointing towards the right.

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2016 QUALIFICATION YEAR SNAPSHOT



ENTERPRISE ZONE PROGRAM OVERVIEW

The Virginia Enterprise Zone (VEZ) program is a partnership between state and local government that promotes economic development and revitalization through job creation and real property investment. When used in conjunction with other local, state and federal programs, Enterprise Zones can leverage substantial private sector investment in targeted areas throughout Virginia.

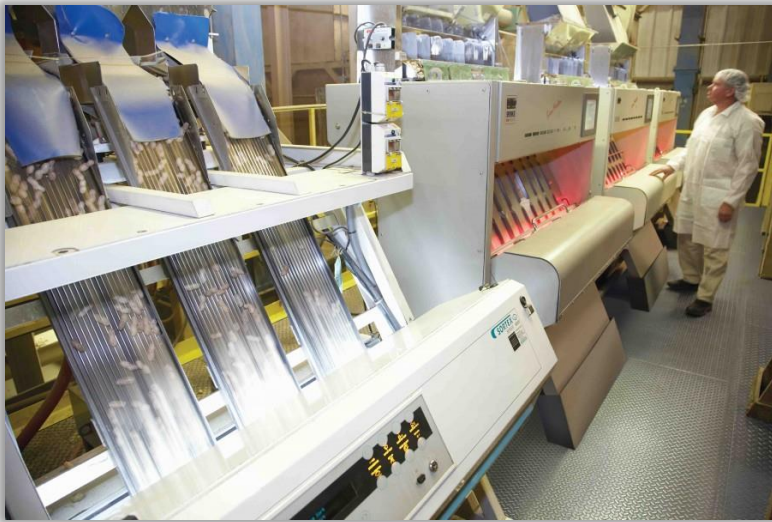
The Virginia Enterprise Zone program was first established in 1982 and has undergone several amendments over the years. The most significant change was in 2005 when the General Assembly passed the Enterprise Zone (EZ) Grant Act. It provided for the implementation of specific community and economic development policies: targeting zone designations to distressed localities, gradually reducing the number of zones statewide for deeper impact and providing incentives for the creation of higher paying jobs with health benefits. The 2005 EZ Grant Act also replaced the former tax credit incentives with the Real Property Investment Grant (RPIG) and the Job Creation Grant (JCG). These grants are performance-based; firms must create jobs and/or place a real property investment into service before applying for grant awards. However, the 2005 act allowed pre-qualified firms to continue accessing the former General Income and Investment Tax Credit incentives. The tax credit program officially sunsets in 2019; however, each year the number of firms applying for tax credits continues to decline due to the expiration of firms' 10-year qualification periods.

The grant incentives are explained in greater detail below and are the focus of this report.

Real Property Investment Grant (RPIG) awards up to 20 percent of the total amount of Qualified Real Property Investments (QRPI) made to a building or facility, not to exceed \$100,000 within a five consecutive year period, for investments of less than \$5 million. For QRPI of \$5 million or more, the grant is capped at \$200,000 per building or facility. For rehabilitation and expansion projects, a zone investor must spend at least \$100,000 in QRPI to be considered eligible for the RPIG. New construction projects require zone investors spend at least \$500,000 to qualify for the grant. The 20 percent grant award is based on the amount of investment made in excess of the \$100,000 and \$500,000 eligibility thresholds, respectively.

In Qualification Year 2016, the most frequent type of RPIG grantee invested in the rehabilitation of an existing commercial building that they owned but did *not* occupy. The typical RPIG grantee invested \$813,703 in the project and received a grant award of \$65,411 (these figures reflect the median investments and awards). Across all RPIG grantees, the average investment was \$1,661,042 and the average grant award was \$73,680. It should be noted that in Qualification Year 2016 RPIG awards were pro-rated at 73.680252 cents on the dollar.





Job Creation Grant (JCG) awards up to \$500 or \$800 for each net new, permanent full-time position created above a four-position threshold. Positions earning at least \$12.69/hour (175 percent of the federal minimum wage of \$7.25/hour) with health benefits are eligible for a grant of up to \$500/position. Positions earning at least \$14.50 (200 percent of the federal minimum wage) with health benefits are eligible for a grant of up to \$800 per year. Eligible firms can receive grants for up to 350 positions per year for a period of five years. Retail, food & beverage, personal service, and non-profit positions are not eligible for the JCG. As of 2010, firms in High Unemployment Areas (HUAs) may qualify for the JCG at a reduced wage threshold of 150 percent of the federal minimum wage (\$10.88/hour) for the \$500 grant per eligible position. HUAs are localities with unemployment rates that are equal to or more than 150 percent of the state average unemployment. A list of the HUA zones for the 2016 Qualification Year is included in the Appendix E.

In Qualification Year 2016, the average grantee created 14 net new jobs over the previous calendar year, 49 net new jobs over their base year, and received a grant of \$28,442. The typical JCG award for Qualification Year 2016 was \$14,276, indicating that most awards were in the \$10,000-20,000 range. The average job creation and JCG awards were lower in Qualification Year 2016 than previous years, which can be attributed to two primary factors. First, Qualification Years 2014 and 2015 were the fifth year (in the five-year job creation cycle) for numerous large firms, and thus the overall job creation numbers dropped drastically as these firms graduated from their current job creation cycle. Second, while the number of net new jobs is smaller than previous cycles, the average size of the qualifying firms is also smaller, indicating that small businesses have begun accessing the program in greater volume.



ENTERPRISE ZONE GRANTS – 2016 USAGE OVERVIEW

For the 2016 Qualification Year, a total of 216 entities qualified for Enterprise Zone incentives including Job Creation Grants, Real Property Investment Grants, and pre-2005 tax credits. Cumulatively, 214 businesses and zone investors received a total of 229 state Enterprise Zone grants and two applicants qualified for the pre-2005 tax credits. Enterprise Zone incentive usage typically mirrors the conditions of the national and Virginia economies. The number of applications and total value of grant requests in Qualification Years 2010-2012 were notably lower than Qualification Years 2006-2009. These periods coincide with the build-up of the real estate boom and the subsequent recession, with a year of delay due to the program’s retroactive nature.

Figure 1 illustrates the 10-year history of the disparity between allocations and requests for Enterprise Zone grants. Qualification Year 2008 was the most substantial funding shortfall at \$16,679,564, causing RPIG awards to be prorated at 46 cents per dollar. Meanwhile, 2011 was the only year reflecting a surplus, with just under \$1.5 million remaining after grants were awarded. Qualification Year 2016 is the fourth consecutive year requiring the proration of RPIG awards. Applications submitted for both programs totaled \$16,528,710 in Qualification Year 2016, which resulted in a shortfall of \$3.8 million over the allocated \$12.65 million.

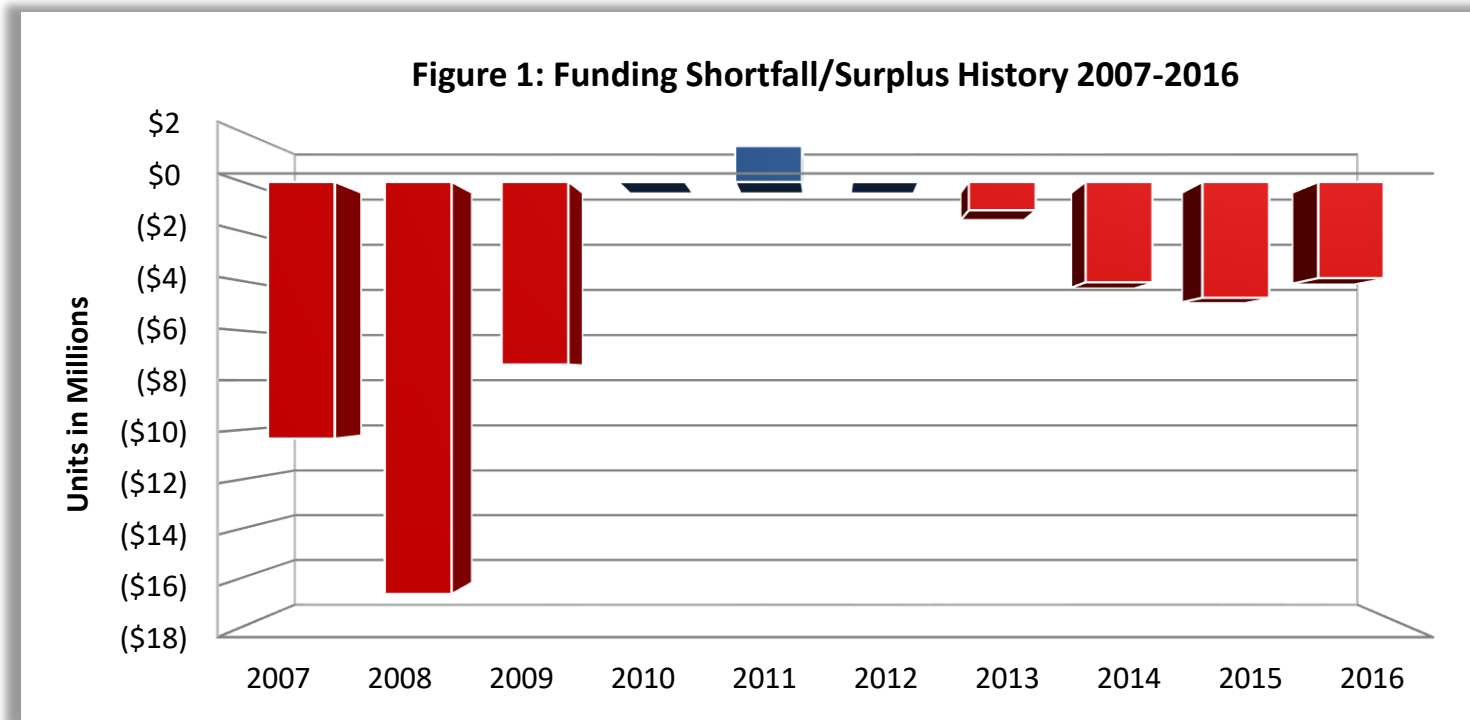


Figure 2: RPIG Proration By Grant Year 2012-2016

Year	2012	2013	2014	2015	2016
Surplus/Shortfall	\$0	-\$1,137,588	-\$4,046,579	-\$4,671,430	-\$3,878,710
Appropriation	\$14,150,000	\$14,150,000	\$12,150,000	\$12,071,157*	\$12,650,000
Grant Requests	\$14,150,000	\$15,287,588	\$16,196,579	\$16,742,587	\$16,528,710
Proration	0.0000%	90.8214%	69.1074%	66.6432%	73.6803%

*The Grant Year 2015 appropriation figure reflects the \$12.15 million Enterprise Zone appropriation, less the \$78,843 allocated for the Enterprise Zone Study conducted by the Center for Urban and Regional Analysis at Virginia Commonwealth University.

The 2016 Real Property Investment Grant (RPIG) proration rate of 73 percent shows a slight improvement over Qualification Years 2014 and 2015 for grantees. The proration rate was alleviated by more funding availability for the RPIG program, and is not due to a decrease in demand, as the total requests for RPIGs increased by more than \$725,000 over the previous Qualification Year. Rather, the increase in funds available for RPIGs is due to the \$500,000 increase in the Fiscal Year 2017 allocation for the Enterprise Zone grants (up from \$12.15 million in FY 2016, and the simultaneous decrease in the demand for Job Creation Grants which are given funding priority. The RPIG proration levels for Qualification Years 2012-2016 are illustrated in Figure 2.



2016 REAL PROPERTY INVESTMENT GRANTS

The Commonwealth received 166 applications for Real Property Investment Grants (RPIG) in Qualification Year 2016, which received a total of \$10,858,171. Before proration, RPIG requests totaled \$14,736,880.83, or approximately 89.2% percent of requested funds.

Since the inception of the grant programs in 2005, the majority of the Enterprise Zone funds have been utilized for Real Property Investment Grant (RPIG) awards. Beginning with the 2010 Qualification Year, the Job Creation Grant (JCG) applications are given funding priority (funded at 100 percent and prior to RPIGs). However, the demand for RPIG awards consistently outweighs the demand for JCG awards, with the ratio of RPIG and JCG requests ranging from \$3.5:1 in Qualification Year 2011 to \$8:1 in Qualification Year 2016.



Qualified Real Property Investment Ranges

The 2016 Qualification Year encompassed individual Qualified Real Property Investments (QRPI) ranging from a low of \$129,986 for a commercial rehab in the City of Danville, to a high of \$21.7 million for the renovation of an office building at 700 East Main Street in the City of Richmond, into a combination hotel building for a Hampton Inn and Suites and a Homewood Suites.

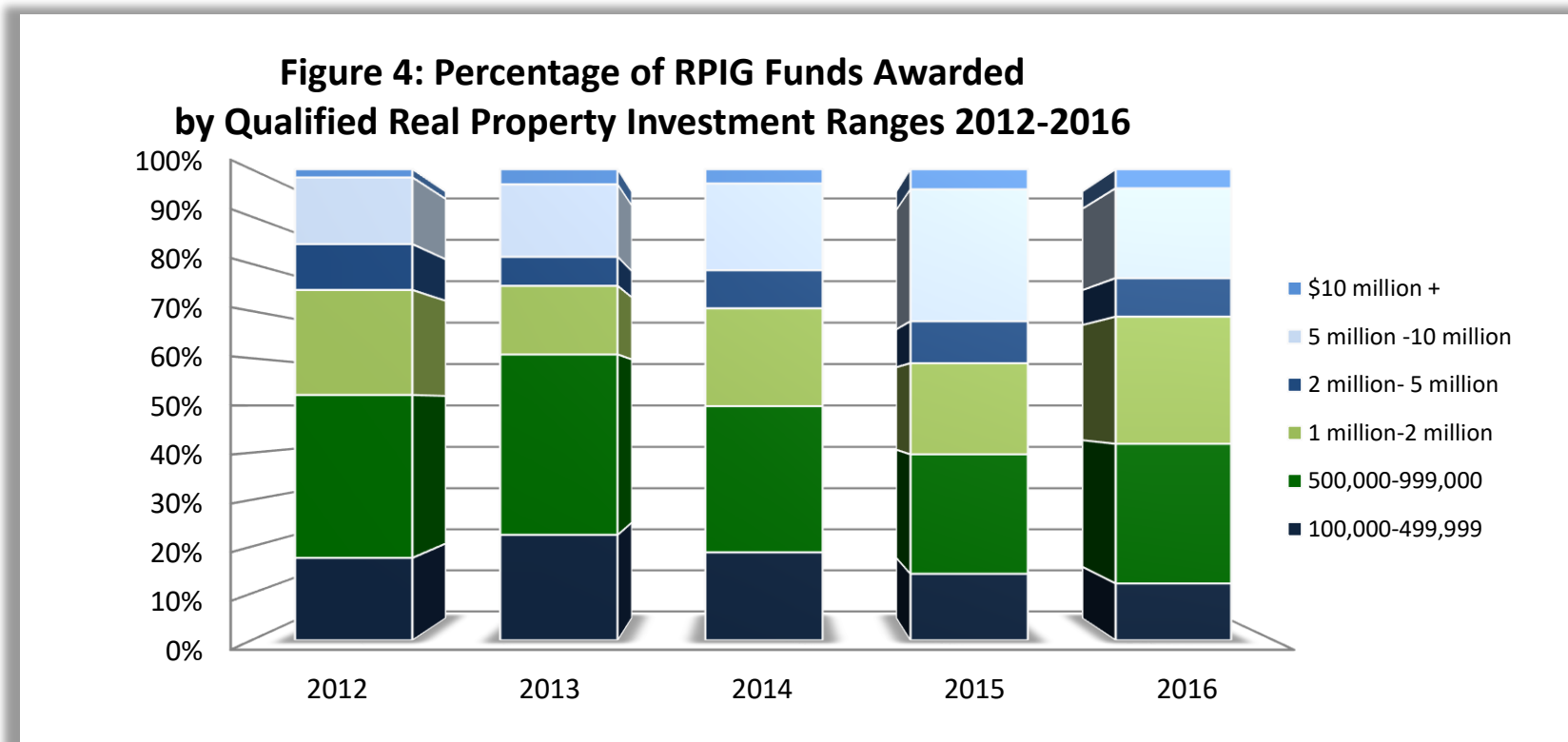
Figure 3 shows the distribution of funds awarded based on the QRPI range for Qualification Years 2012-2016. Most notably, Qualification Year 2016 shows a larger portion of RPIG funding going to projects with QRPI \$1-2 million than in Qualification Year 2015, but less funding going to projects with investments greater than \$5M. This shift most likely reflects the completion of several large post-recession construction projects during 2015, and does not indicate a reduction in the average investment for Enterprise Zone projects.

Annual fluctuations and the impact of the national recession in 2008 complicate the identification of long-term trends in real estate development and subsequent impacts on the RPIG program. However, by looking at post-recession applications 2012-2016, an overall increase in QRPI is evident. In Qualification Year 2012, the average QRPI was \$1.24 million, which increased to \$1.66 million by Qualification Year 2016. Figure 4 illustrates the annual breakdown of RPIG funding by investment levels since 2012 and clearly demonstrates growth in the number of projects with investments greater than \$1 million.



Figure 3: Percentage of Funds Awarded and Application Count by QRPI Ranges 2012-2016

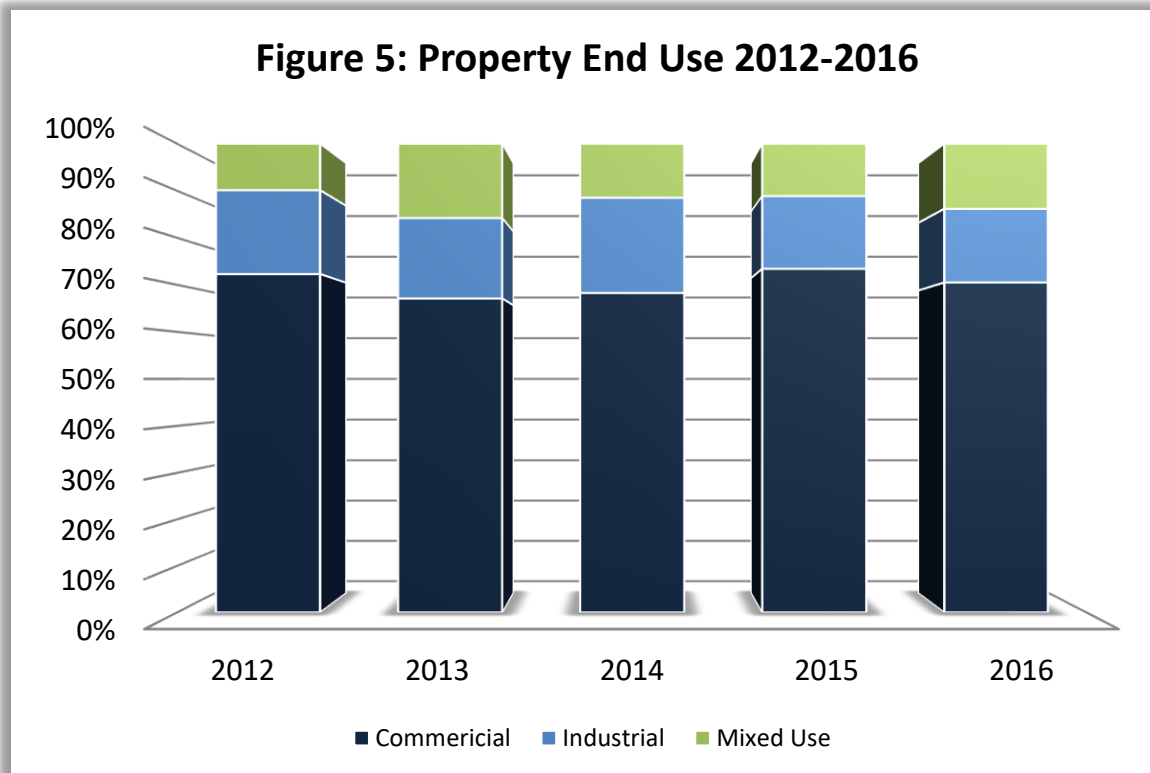
Grant Year	2012		2013		2014		2015		2016	
\$100,000 - 499,999	12.41%	51	22.53%	70	18.80%	63	14.21%	49	12.16%	44
\$500,000 - 999,000	23.84%	45	38.25%	50	31.07%	50	25.45%	44	29.73%	51
\$1 million - 2 million	13.61%	27	14.52%	18	20.68%	28	19.28%	27	26.90%	42
\$2 million - 5 million	20.68%	11	6.14%	8	8.07%	11	8.86%	14	8.14%	12
\$5 million - 10 million	8.07%	8	15.33%	10	18.32%	12	27.91%	20	19.00%	14
\$10 million +	21.38%	1	3.23%	2	3.05%	2	4.28%	3	4.07%	3



Applications by Property End Use

The RPIG is available for investments made to commercial, industrial or mixed-use properties. Retail and office buildings are classified as commercial. As illustrated by Figure 5, commercial projects have consistently made up the largest proportion of RPIG applications, with industrial and mixed-use projects making up approximately 30 percent of all RPIG applications annually. For Qualification Year 2016, RPIGs were awarded for 117 commercial properties, but only 26 industrial and 23 mixed-use properties.

Despite the disparity in application counts by use, the average grant awards were similar regardless of the uses, particularly due to the condensing effect of proration. Mixed-use projects received the highest average grant of \$72,964 followed by commercial project awards with an average of \$64,275 and industrial projects with an average of \$63,841.



While mixed-use projects received the highest average grant awards, commercial properties had the highest median investment (\$851,005), followed by mixed-use properties (\$717,344) and industrial properties (\$609,833). It should be noted that while mixed-use properties had a lower median investment than commercial properties, a larger portion of these projects (91%) were rehab projects which utilized a lower investment threshold of \$100,000. Meanwhile, a larger portion (30%) of commercial projects were new construction and utilized the higher investment threshold of \$500,000.



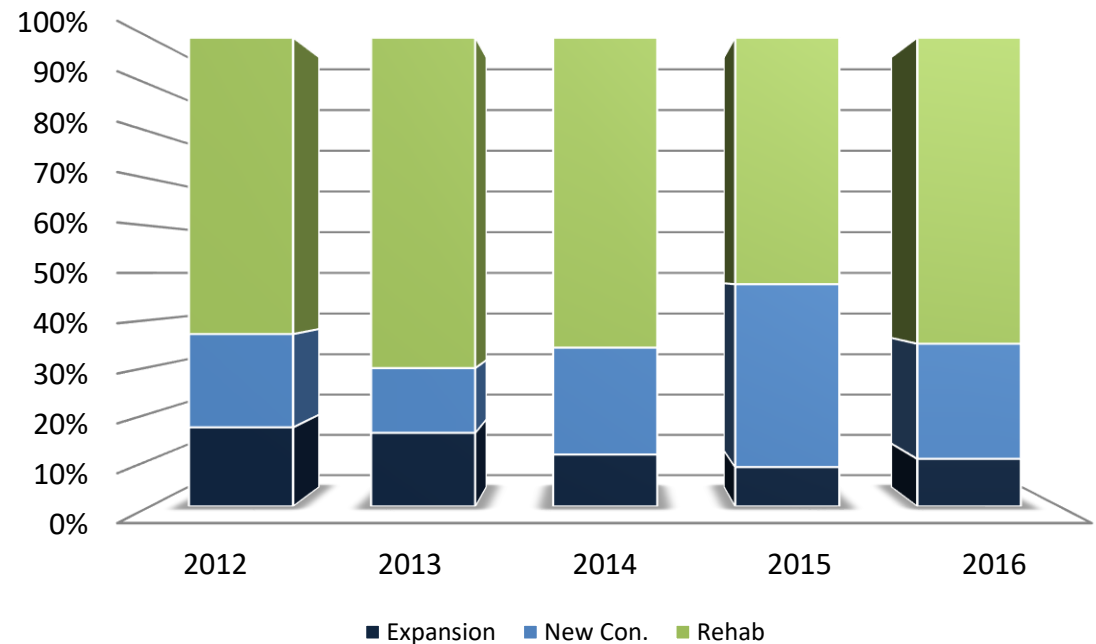
Applications by Construction Project Type

RPIGs are available for new construction, rehabilitation and expansion activities. Figure 6 illustrates that, over the last five grant cycles, applications have been submitted for rehabilitation projects most frequently. For Qualification Year 2016, projects involving the rehab of an existing building made up 65 percent of all applications, while new construction projects were 24.7 percent and expansion projects were 10.2 percent.

While a smaller portion of the 2016 applications were for new construction projects (24.7%) than in 2015 (40%), Figure 6 illustrates that the volume of new construction applications in 2016 is consistent with the 5-year average and is not indicative of a decline in the construction industry.

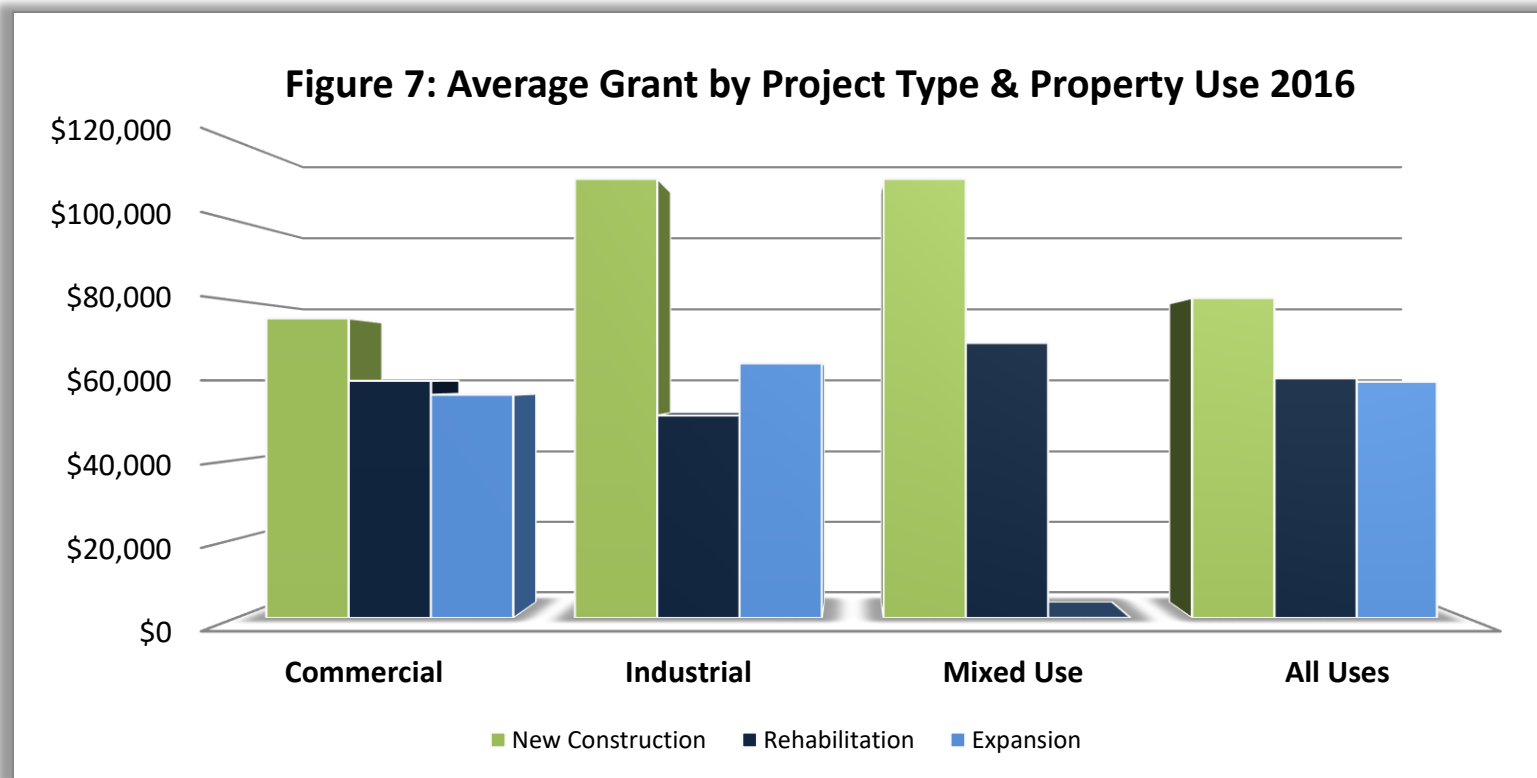


Figure 6: Construction Project Type 2012-2016



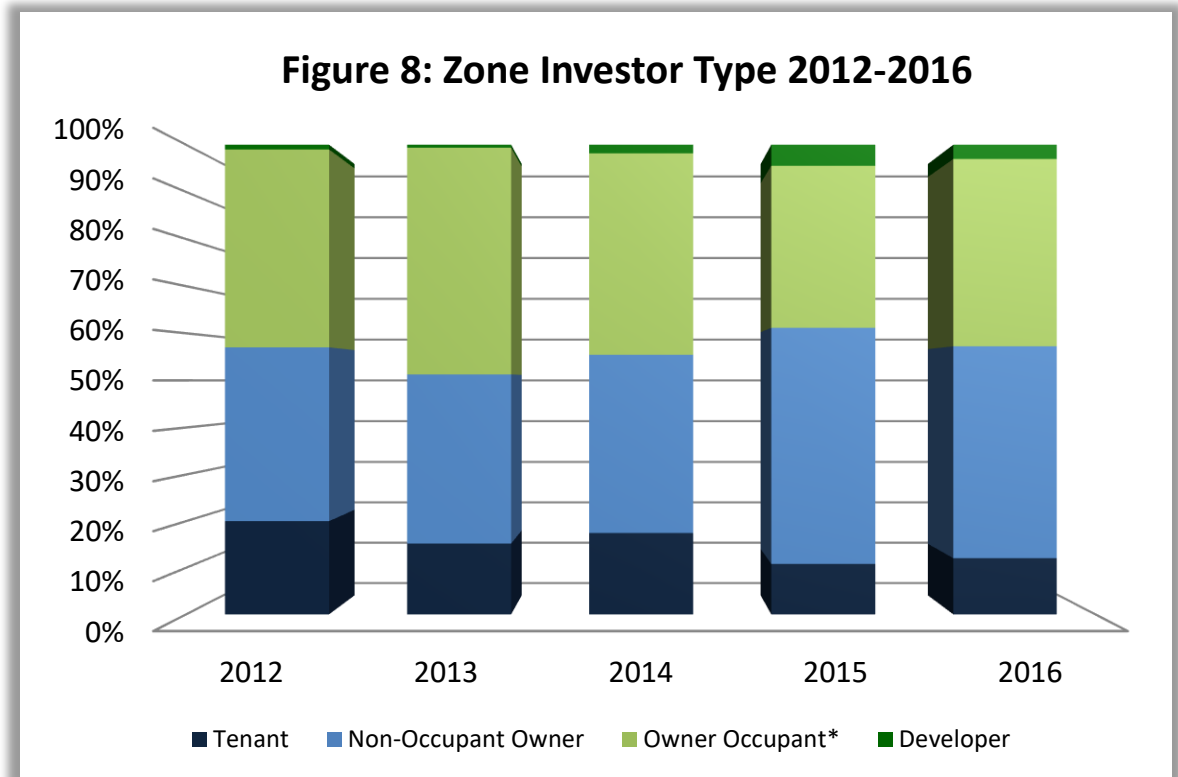
Average Award by Type of Investment and Use of Property

Overall, the average grant award for all 166 Real Property Investment Grants was \$65,410.67. While the average grant awarded to projects across property uses (commercial, industrial, mixed-use) are fairly similar, the average grant awarded across project types (rehabilitation, expansion, new construction) are more variable. For Qualification Year 2016, mixed-use properties received the highest average grant award (\$72,964), while grants for commercial and industrial properties averaged \$64,275 and \$63,841 respectively. Meanwhile, new construction projects produced the highest average award of \$80,661; rehab and expansion projects had lower average awards of \$60,530 and \$59,636 respectively. Figure 7 illustrates more specifically that new construction projects for either mixed-use or industrial properties had the highest average awards of \$110,520.38, while industrial-rehabilitation projects had the lowest average award (\$51,190). While no mixed-use new construction projects were awarded during 2013-2015, two newly constructed mixed-use facilities located in Roanoke and Norfolk were awarded during Qualification Year 2016. No applications were received for mixed-use expansion projects.



Applications by Qualified Zone Investors

Qualified zone investors may be property owners (occupant or non-occupant), owners of space in a building (condo), tenants who have capitalized their own improvements, or developers who capitalized an investment before selling a property. As illustrated in Figure 8, the majority of zone investors for Qualification Years 2012-2014 were owner-occupants. However, in Qualification Year 2015-2016, non-occupant owners were the most common type of zone investor to receive RPIG awards. The increase in non-occupant ownership indicates there has been growth in speculative building as the real estate market rebounds from the recession.



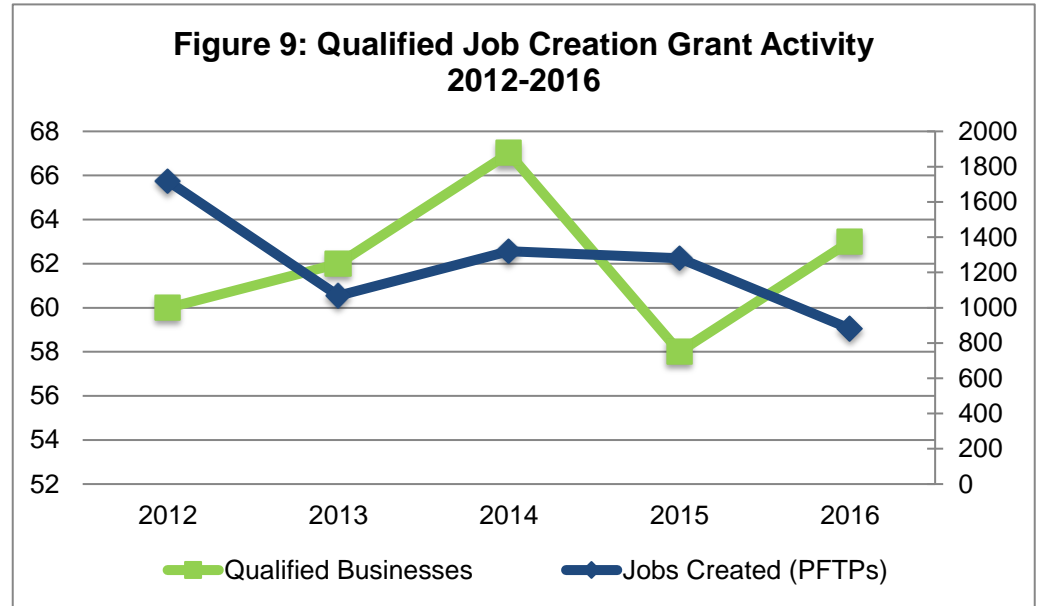
**Owner Occupants include Owners of Space in a Building (Condo) for 2012 and 2013.*

Occupant owners were the second most-frequent type of investors (40%), followed by tenants (12%) and developers (3%). As Figure 8 illustrates, few applications are received from developers. However, in 2016, five applications were submitted by property developers, located in Newport News, Hampton, Portsmouth, Lynchburg, and Northampton County.

2016 JOB CREATION GRANT

The Commonwealth received 63 applications for Job Creation Grants (JCG) in Qualification Year 2016. DHCD awarded these applicants a total of \$1,791,829 in Enterprise Zone funds. JCG requests represent approximately 10.8 percent of requested funds, and 14 percent of awarded funds. Figure 9 illustrates the five-year trends in JCG applications and corresponding job creation.

Qualification Year 2014 represents a peak in the JCG program, with 67 applications and approximately \$3 million in funding. Since 2014, the number net new jobs created has declined. This decline can be attributed in part to the cyclical nature of the program. Eight companies had JCG cycles that ran from 2010-2014, several of which completed their first five-year cycle 2005-2009, resulting in fewer applications in Qualification Year 2015 and 2016.



Payout by Wage Rates

JCG award amounts are based on wages paid to each grant eligible position. A grant award of \$500 per position is available for employees earning between 175 and 199 percent of the federal minimum wage (\$12.69/hour or higher). Positions earning 200 percent or more of the federal minimum wage (\$14.50/hour or higher) are eligible for a grant of \$800.



Qualification Year 2016 was the sixth grant cycle that localities could be classified as a High Unemployment Area (HUA). As mentioned earlier, firms located in HUAs are able to qualify for \$500 per position grant at a reduced wage threshold equal to 150 percent of the federal minimum wage (\$10.88/hour or higher) rather than 175 percent. Of the 54 designated localities (not including towns within these counties), 28 percent (15 localities) were designated as HUAs for Qualification Year 2016. Figure 10 shows the list of 5 current HUA localities that had firms qualify for the JCG and the portion of the total grant eligible positions that qualified at the reduce wage threshold. Of all applications submitted by firms in HUA localities, 31 percent of all grant-eligible positions qualified at the lower wage threshold (150-199%). Refer to Appendix E for the complete list of Qualification Year 2016 HUA zones.

Figure 10: Qualifying Firms in HUA Localities

GY 2016	Qualifying Businesses	Total Awarded Jobs	Awarded Jobs at 150%	Percent of Jobs Qualifying at 150%
Brunswick County (Lawrenceville)	0	N/A	N/A	N/A
City of Danville	5	174.69	52.22	30%
Dickenson County (Clintwood, Haysi)	0	N/A	N/A	N/A
City of Emporia	0	N/A	N/A	N/A
City of Franklin	1	9.6	0	0%
City of Hopewell	1	36.05	0	0%
Lancaster County (Kilmarnock)	0	N/A	N/A	N/A
City of Martinsville	0	N/A	N/A	N/A
Page County	1	0.46	0	0%
City of Petersburg	1	9.51	0	0%
Tazewell County	0	N/A	N/A	N/A
Wise County	0	N/A	N/A	N/A
Halifax County *	4	67.97	23.69	35%
Henry County *	2	134.34	72.17	54%
Prince Edward County *	1	21.58	17.11	79%
Smyth County (Saltville, Chilhowie)*	1	18.39	12.13	66%
Total	17	472.59	177.32	37.52%

* Per the Enterprise Zone regulations, once a qualified business is eligible for the reduced wage rate threshold it remains so through the end of its current five consecutive calendar year grant period, regardless of changes to the unemployment rate of the enterprise zone locality. As such, businesses in Halifax, Henry, Prince Edward and Smyth County used the reduced wage thresholds to qualify in 2016. However, these four localities are no longer classified as HUAs.

Usage by Sector

Job growth by sector is tracked using the North American Industry Classification System (NAICS) Codes for all Job Creation Grant recipients. As with previous grant cycles, the majority of qualified firms in Qualification Year 2016 were manufacturers (NAICS 300), representing 57 percent of all grantees. Professional and Scientific Services (NAICS 541) represented the second largest proportion, at 16 percent of grantees.

Figure 11: Qualified Firms by Industry Sector 2012-2016

Type of Business Firm	2012		2013		2014		2015		2016	
	#	%	#	%	#	%	#	%	#	%
Construction	1	2%	1	2%	0	0%	0	0%	3	5%
Health Care/Social Assistance	3	5%	3	5%	2	3%	2	3%	3	5%
Information	3	5%	2	3%	1	1%	1	2%	1	2%
Manufacturing	32	53%	38	61%	45	67%	37	64%	36	57%
Other Services	2	3%	0	0%	0	0%	0	0%	2	3%
Professional/Scientific Services	12	20%	8	13%	12	18%	10	17%	12	19%
Transport/Warehousing	3	5%	4	6%	2	3%	2	3%	1	2%
Wholesale Trade	2	3%	2	3%	2	3%	3	5%	1	2%
Admin. & Support and Waste Mgmt. & Remediation	2	3%	1	2%	2	3%	2	3%	3	5%
Utilities	0	0%	1	2%	1	1%	0	0%	0	0%
Accommodations and Food Service	0	0%	1	2%	0	0%	1	2%	1	2%
Management of Companies and Enterprises	0	0%	1	2%	0	0%	0	0%	0	0%
	60		62		67		58		63	

LOCAL ENTERPRISE ZONES

The Commonwealth's 46 Enterprise Zones encompass approximately 207 square miles and include boundaries in 20 cities, 34 counties, and 12 towns within those counties. During Qualification Year 2016, 19 of the 46 are joint zones (including pre-2005 zones designated as joint zones between counties and towns) and 12 localities have two Enterprise Zone designations.

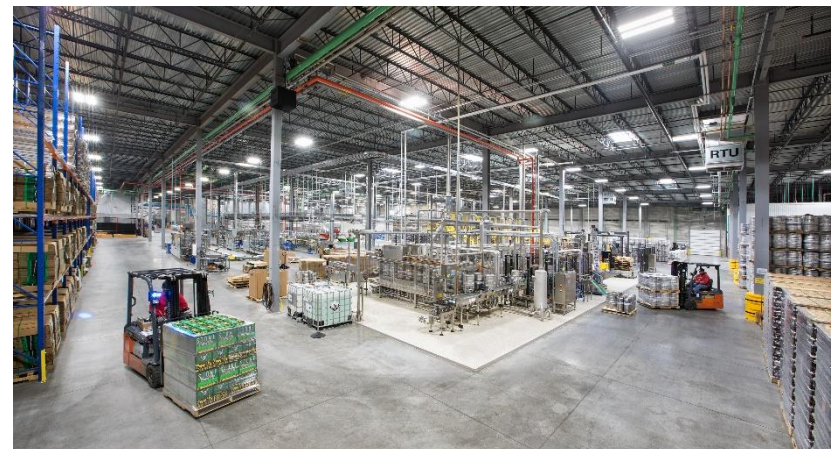
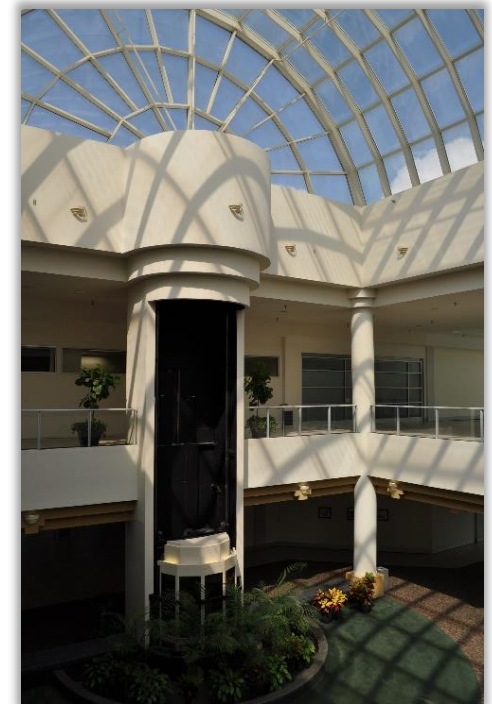
Fourteen Enterprise Zones reached their expiration dates on December 31, 2015, following the completion of a twenty-year designation. The five available zone designations were filled through a competitive application process conducted by DHCD in 2015. Governor McAuliffe then designated the five new zones on January 1, 2016, including joint zones in Brunswick and Mecklenburg Counties and Henry County and the City of Martinsville, as well as single-jurisdiction zones in the City of Hampton, the City of Lynchburg, and Tazewell County. The designation of these five zones brought the total number of zones designated to the maximum number of 30 zones, as established by the 2005 Enterprise Zone Grant Act.

No zones were renewed during 2016.

Unless noted otherwise, all data used in this report is generated from the Enterprise Zone Administration Database and is based on information reported by businesses and investors on the incentive applications.

The following sections of the annual report are a series of appendices that provide the details of how our local partners are contributing to the success of the program.

- Appendix A: Zone Highlights
- Appendix B: State Incentive Usage by Zone 2012-2016
- Appendix C: Report on Local Incentives
- Appendix D: Enterprise Zone Maps
- Appendix E: 2016 High Unemployment Areas



APPENDIX A: ZONE HIGHLIGHTS

Accomack County - Northampton County

- Sunset Beach Resort re-opened in Cape Charles, Northampton County for the 2016 summer season. A Maryland investor specializing in commercial hospitality properties invested more than \$6 million to improve the campground's infrastructure and upgrade the communal resort facilities. **Photograph on page 6.**
- Bayshore Concrete Products completed a \$4,000,000 expansion to their Northampton County facility in 2015. Bayshore Concrete Products has added 125 jobs in Cape Charles since 2013.
- The Food Bank of the Southeastern Virginia and the Eastern Shore completed upgrades to the facility at 24530 Coastal Boulevard in the Town of Tasley. The 12,000 square foot branch facility includes administrative offices, food storage and distribution space.

Alleghany County – Clifton Forge (Town) – Covington (City)

- Seibel Truck & Auto Repair constructed a new facility in Alleghany County following a recent fire at their Covington location. This \$700,000 investment was the beginning of an ongoing expansion for the firm that is expected to include the creation of new jobs in 2017.
- The Historic Masonic Theater, a regional asset located in Clifton Forge, was fully renovated in 2016, leveraging \$5.75M in private funds on top of federal, state and local funding and tax credits. In addition to the RPIG, this project received a \$250,000 Industrial Revitalization Fund grant from DHCD. **Photograph on page 3.**

Bedford (Town)

- Fostek Corporation (Bedford Storage Investment, LLC), a leading manufacturer of foam, rubber and plastic products, invested more than \$500,000 to rehab their industrial headquarters in Bedford. The company has also created 45 new jobs at the facility since 2010.

Bristol (City)

- Oakmont at Gordon Park opened in 2016, offering assisted living and memory care services to senior citizens in Southwest Virginia. **Photograph on page 10.**

Brunswick County – Mecklenburg County

- Sentara Halifax Regional Hospital invested more than \$1.3 million to rehabilitate a medical office building in the Town of Clarksville.

Charlotte County – Prince Edward County – Lunenburg County

- Centra Health completed multiple large investments in Prince Edward County, including \$8 million for a new Farmville facility in 2015 and \$1.1 million to renovate a separate Farmville facility in 2016.

Danville (City) – Pittsylvania County

- Rick Barker Properties, LLC has invested more than \$2.3 million into the rehabilitation of the Supply Resources Building. The developer is currently renovating adjacent Craghead Street properties in an effort to revitalize Downtown Danville. **Photograph on page 17 (below).**
- CBN Secure Technologies, Inc., located its first U.S. high security production facility in Danville in 2011. Since that time, the company has created 30 new jobs at this facility.
- The former Wise Hundley building re-opened as Pace on Main, following a \$2.3 million renovation of the historic building into 14 luxury apartments and three retail storefronts.



Dinnwiddie County – Petersburg

- Chaparral (Virginia), a subsidiary of Chaparral Steel Company, was one of two companies that qualified for the Virginia Enterprise Zone Tax Credit program for 2016. This was the ninth year of tax credit eligibility for the firm’s 700-acre facility in Dinwiddie County that employs more than 350 full-time employees.
- Trapezium Brewing Company opened in the former Petersburg Ice and Coal Building in the summer of 2016. Developer Dave McCormack also completed The Bosco, a mixed-use facility with 73 apartments and studios for Blind Tiger Filmworks. The Trapezium and Bosco facilities represent an investment of more than \$9 million into Downtown Petersburg. **Photograph on page 9.**

Emporia (City) – Greensville County

- A new Cornerstone Market was constructed on W. Atlantic Avenue in Emporia. Land 501, LLC invested \$1.1 million into the property which includes a BP filling station and a Subway restaurant.
- CIMC, a manufacturer of chassis for the intermodal transportation industry, expanded their Virginia operations with a new manufacturing facility in Greensville County. The firm has created 24 jobs since the facility opened in 2015.

Franklin (City) – Southampton County – Isle of Wight County

- Highground Services, a specialized engineering firm in Franklin, completed an expansion which included a \$700,000 renovation of the facility and 14 new jobs since 2012.
- Hampton Farms, the leading roaster of in-shell peanuts in the United States, invested \$5.5 million to renovate the former International Paper Converting Innovation center, into a new peanut butter manufacturing facility in Southampton County. Hampton Farms has created 32 jobs at this facility since 2015. **Photograph on page 4.**
- ST Tissue, a major producer of towel and tissue products, has created 77 jobs at the Isle of Wight County facility since 2011. ST Tissue operates the widest tissue machine in North America. The firm recently announced a \$35 million expansion to refurbish and restart a second paper machine at the facility.

Halifax County

- NIRMAM, LLC invested \$440,000 to convert the former South Boston Inn into a Quality Inn, a brand under the Choice Hotels umbrella.
- The rehabilitation of the Brooks-Lyon Funeral Home was completed in 2016, following the investment of \$650,000 into the facility.
- Huber Engineered Woods, a division of J.M. Huber Corporation, expanded their employment in Halifax County, adding 20 new employees since 2013. Huber Engineered Woods manufactures specialty wood products for flooring, roofing and walls.

Hampton (City)

- Ferguson Enterprises Inc. is expanding the workforce at its new National Sales Center. The company has created 115 new jobs in Hampton since 2013, and plans to add up to 125 more positions at this location in the Hampton Roads Center Central Campus. **Photograph on page 18 (below).**
- Peninsula Main VA, LLC invested \$2.75M to construct two new commercial buildings located at the Peninsula Town Center. The commercial buildings include a new Verizon Wireless outparcel store, and a multi-tenant building featuring retailer Visionworks and a Noodles and Co. restaurant. Additional investments are expected to be completed at the Peninsula Town Center in 2017-2018.
- The owner of the Offices at NetCenter invested \$1.3 million to renovate space within the 900,000 square foot former Newmarket North Mall that was converted to an office park in 2000. **Photograph on page 16.**



Henrico County

- Fareva, a French manufacturer of household, cosmetic and pharmaceutical products, converted an existing warehouse into a manufacturing facility for aerosol products. Fareva invested \$16 million in real property and equipment for the expansion of their Henrico County operations.
- Bill Talley Body Shop invested \$1.1 million to renovate the collision center and construct an 8,517 square foot addition with a 14-bay paint and body shop.
- O'Reilly Automotive Stores redeveloped a previously vacant and blighted commercial property along the Williamsburg Road commercial corridor. The \$940,000 investment included the demolition of three blighted metal commercial buildings and the construction of a new 7,453 square foot automotive retail store.

Henry County – Martinsville

- In January 2016, Starsprings, a privately held spring and spring unit manufacturer based in Sweden, announced it would invest \$3.7 million to locate its first U.S. manufacturing operation in Henry County. The company invested \$202,000 in 2016 and plans to create 68 jobs within three years.
- Monogram Foods (Monogram Snacks Martinsville, LLC) has created 215 new jobs at the Knauss Drive facility since 2013. The company recently purchased and renovated the adjacent property to expand the warehouse and distribution space for the facility.
- ICF Consulting Group, a professional service and technology firm, has created 166 new jobs at their office in the Patriot Centre Industrial Park since the company located to Henry County in 2012.

Lunenburg County – Kenbridge (Town) – Victoria (Town)

- Global Refining Group, a company that specializes in the recycling of catalytic converters, expanded employment at their headquarters in the Town of Kenbridge, adding 18 new jobs since 2014.
- Benchmark Community Bank completed renovations to two Lunenburg County locations, investing more than \$1 million to the bank's Kenbridge and Victoria locations.

Lynchburg

- In the fall of 2016, Centra Health completed renovations on two medical office facilities in Lynchburg. The hospital network invested \$2 million to renovate the former Wiley Wilson Building for the Centra Electronic Health Record Building, and \$3.5 million to renovate a previously vacant building on Langhorne Road for the Centra Medical Group Urology Center.
- Porter's Fabrication, a North Carolina-based steel processor, continued their expansion in 2016, totaling 130 new jobs created in Lynchburg since the company opened the new branch in 2013.

Newport News

- Children's Hospital of the King's Daughters (CHKD) opened a new 43,000 square foot Health and Surgery Center at Oyster Point. The center offers a variety of pediatric specialists and surgeons providing evaluation, treatment and follow-up. In addition to the \$1.8 million invested into the Newport News facility, CHKD invested \$2 million into a new facility in Norfolk.
- Continental Automotive Systems continued to expand their Newport News workforce in 2016, for a total of 131 new jobs at the Bland Boulevard manufacturing facility since 2013. The plant manufactures high and low pressure gas injectors and exhaust after-treatment products, as well as turbochargers. **Photograph on page 19 (below).**



Norfolk (City)

- Benchtop Brewing Company opened in the Chelsea neighborhood of Norfolk. Benchtop invested \$200,000 in addition to \$360,000 invested by the property owner to rehab the space for the brewing systems and tasting room. **Photograph on page 20 (below).**
- Maplewoods Plaza, LLC invested \$1.7 million to construct a new, three story mixed-use facility featuring 13 apartments and ground floor retail. **Photograph on page 12.**
- The Newport Plaza building in Park Place, underwent a \$615,000 renovation to upfit a first floor space for the opening of a soul food, seafood restaurant called Croaker's Spot. **Photograph on page 7.**

Northern Neck (Lancaster, Northumberland, Richmond, Westmoreland Counties and the Towns of Warsaw and Kilmarnock)

- The Northern Neck Electric Cooperative, a Touchstone Energy provider, invested more than \$8 million to construct new warehouse and garage facilities in Richmond County. NNEC, a member-owned nonprofit based in Warsaw, distributes electricity to 18,500 homes and agricultural businesses throughout the Northern Neck region.
- The Lancaster Community Library moved to a new location in Kilmarnock following an investment of more than \$1.5 million to renovate an existing 27,000 square foot facility.
- Parker Farms invested \$608,000 to expand their Oak Grove headquarters in Westmoreland County. Parker Farms processes, inspects and ships fresh produce to retailers and wholesale outlets throughout the East Coast and Eastern Mid-West.

Page County

- The Mimslyn Inn, a historic hotel facility in downtown Luray, was expanded to include a five-room Manor House and nine historic and luxury cottages. Simultaneously, the Mimslyn Inn has added five staff members to their hospitality team to manage their growing volume of guests. **Photograph on page 4.**

Portsmouth (City)

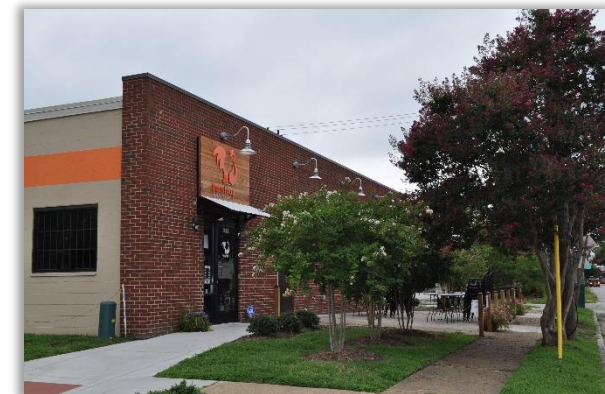
- Elizabeth River Mechanical, a commercial mechanical and HVAC provider, has added 10 new jobs to their Portsmouth operations.
- Accurate Marine Environmental, a licensed environmental cleaning and protection firm, invested more than \$600,000 to a 350-foot pier structure at their Portsmouth facility to facilitate growth in their marine-based business.

Prince George County

- Service Center Metals added 16 new positions in 2016, for a total of 43 new, full-time jobs since 2012. These positions were created in conjunction with an expansion that would double the size of the 24-hour aluminum extrusion and billet manufacturing facility.
- Rolls-Royce has added 70 new jobs at their Crosspointe facility in Prince George County, where the firm manufactures precision-engineered engine components for some of the most advanced aircraft in the world. The recent expansion followed the initial opening of the Advanced Airfoil Machining Facility in 2014. **Photograph on page 13.**

Pulaski County – Radford (City)

- RADVA Corporation invested \$846,000 to renovate their 100,000 square foot manufacturing headquarters in the City of Radford. RADVA is an innovated manufacturer of protective and temperature-sensitive packaging.



Richmond (City)

- Aqueous Solutions Global, an internationally recognized and tested water filtration company, invested \$600,000 to renovate an existing building on Cofer Road into a new high tech manufacturing facility.
- Local developer Charles Bice (Roseneath Brewers, LLC) invested \$850,000 to renovate an 11,000 square foot industrial building in Scott's Addition that is now home to The Veil Brewing Company.
- Koochenvagner's Brewing Co. dba Stone Brewing, invested more than \$5 million in the development of the brewery's new production facility in the Fulton neighborhood of Richmond. Stone has created 34 jobs at the new facility since it opened in February 2016. **Photograph on page 16.**
- An underutilized former office building was transformed into a new Hampton Inn and Homewood Suites, located at 700 East Main Street in downtown Richmond. The \$22 million project also includes the Kabana Rooftop and Belle & James restaurants, a USPS office and a 220-space parking garage. **Photograph on page 7.**

Roanoke (City)

- South Commonwealth Partners opened the Hampton Inn and Suites at 27 Church Avenue. This \$17 million project involved constructing a three-story hotel on top of an existing parking deck and creating lobby, exercise and meeting facilities on the ground floor of the garage. **Photograph on page 6.**
- Grammercy Row became the first new apartment building to be constructed in Downtown Roanoke in decades. Local developer Lucas Thornton of Tazewell Development, LLC, invested \$9 million into the mixed-use project, consisting of 70 apartments and offices for Hawk Advisors.
- Wholesome Harvest Baking (owned by Grupo Bimbo) completed a \$1.25 million building renovation as part of a \$22.1 million project to upgrade equipment and add a production line for artisan bread to serve the East Coast.
- ALCOVA Mortgage created 10 new jobs at their Roanoke headquarters. The company has 46 branch locations throughout the Mid-Atlantic, with ongoing plans for expansion.

Smyth County

- Center Manufacturing, owned by Wisconsin-based Mayville Engineering Company, Inc., has created 23 jobs at the new 148,000 square foot facility in Atkins.

Staunton (City)

- Snapdragon Pho opened in the Staunton Main Street district. The restaurant is located at 12 E. Beverley Street, a commercial recently renovated by local developer Gary Clarke, II of Scharke, LLC, who invested \$230,000 to renovate the building.

Tazewell County

- Nancy Greever Brooks invested \$250,000 to rehabilitate a commercial property on Main Street in the Town of Tazewell. The renovated property is now home to The Well Coffee Shop, a gourmet coffee shop serving Zazzy's Coffee, roasted locally in Abingdon.

Waynesboro (City)

- The Historic Wayne Theatre and Ross Performing Arts Center, originally building in 1926, reopened following the investment of \$5.3 million into a multi-year renovation project. The facility includes a 385-seat auditorium and multiple meeting and performance spaces.

Winchester (City)

- O'Sullivan Films completed a \$1.3 million building renovation as part of a major expansion to add new production lines to the Winchester facility. O'Sullivan Films is a recognized leader in the production and commercialization of polymer films and finishing film technologies serving the building products, healthcare and automotive markets.

Wythe County

- Somic America completed a \$4 million, \$50,000 square foot expansion of their Progress Park facility. Somic America manufactures precision suspension components for the automobile industry.

APPENDIX B: STATE INCENTIVE USAGE BY ZONE 2012-2016

Zone Information					Number of Incentives					Summary of 2016 Grants	
Zone #	Community	Acreage	Designation	Expiration	2016	2015	2014	2013	2012	Award \$	% of Total
47	Dinwiddie County	3029	1998	2017	0	2	1	0	1	\$372.00	0.00%
	City of Petersburg	704			1						
48	Charlotte County	772	2000	2019	0	6	5	5	3	\$402,268.65	3.18%
	Lunenburg County	404			0						
	Prince Edward County	2859			8						
49	Dickenson County	3654	2000	2019	0	0	0	1	0	\$0.00	0.00%
	Town of Clintwood	238			0						
	Town of Haysi	162			0						
50	Town of Warsaw	961	2000	2019	0	0	2	3	3	\$294,721.00	2.33%
	Lancaster County	3021			0						
	Northumberland County	2471			0						
	Richmond County	946			1						
	Westmoreland County	3786			1						
	Town of Kilmarnock	213			1						
51	Smyth County	3572	2000	2019	3	3	1	0	7	\$109,330.59	0.86%
	Washington County	2876			0						
	Town of Chilhowie	505			0						
	Town of Glade Spring	289			0						
53	Alleghany County	3608	2001	2020	2	1	2	2	0	\$185,397.98	1.47%
	Town of Clifton Forge	246			1						
	City of Covington	639			0						
54	Henry County	2934	2001	2020	0	1	1	1	0	\$0.00	0.00%
	City of Martinsville	527			0						
55	Lunenburg County	364	2001	2020	0	1	1	0	0	\$149,195.58	1.18%
	Town of Kenbridge	310			2						
	Town of Victoria	220			1						
57	Pittsylvania County	3428	2001	2020	2	3	4	5	7	\$113,587.00	0.90%
	City of Danville	1700			3						
22	Patrick County	3563	2002	2021	0	1	2	0	0	\$0.00	0.00%
	Town of Stuart	176			0						

Zone Information					Number of Incentives					Summary of 2016 Grants	
Zone #	Community	Acreage	Designation	Expiration	2016	2015	2014	2013	2012	Award \$	% of Total
28	City of Richmond (North)	3840	2003	2022	29	45	38	28	21	\$2,597,731.58	20.54%
	Henrico County	3811			13						
1	City of Danville	1916	2004	2023	7	5	5	5	4	\$249,997.83	1.98%
2	City of Lynchburg	2198	2004	2023	10	9	10	13	6	\$635,727.23	5.03%
3	City of Newport News	3684	2004	2023	14	12	18	13	21	\$829,676.75	6.56%
5	City of Roanoke	1904	2004	2023	16	13	13	15	11	\$1,028,196.05	8.13%
6	Smyth County	619	2004	2019	0	0	1	0	1	\$0.00	0.00%
	Town of Saltville	351			0	0	1	0	1		
8	City of Hampton	3233	2005	2014	15	4	13	15	17	\$675,749.26	5.34%
9	City of Hopewell	2183	2005	2014	1	1	1	2	0	\$28,840.00	0.23%
10	City of Petersburg	922	2005	2014	7	0	5	2	2	\$510,033.42	4.03%
11	Wythe County	3421	2005	2014	1	0	1	0	0	\$73,680.25	0.58%
12	Town of Bedford	636	2005	2014	3	2	0	0	2	\$169,797.28	1.34%
14	City of Waynesboro	608	2008	2017	2	1	1	1	3	\$294,721.00	2.33%
15	Halifax County	2853	2008	2017	7	7	6	7	5	\$177,021.42	1.40%
52	Wise County	3808	2008	2017	1	0	0	1	2	\$147,360.50	1.16%
4	City of Portsmouth	1468	2010	2019	2	6	5	3	5	\$71,389.53	0.56%
7	City of Norfolk	2371	2010	2019	11	10	17	15	13	\$618,685.47	4.89%
16	Prince George County	3754	2010	2019	2	1	2	1	0	\$69,124.00	0.55%
17	City of Staunton	699	2010	2019	1	1	1	6	5	\$19,223.51	0.15%
18	City of Franklin	878	2010	2019	3	7	6	3	4	\$617,184.00	4.88%
	Southampton County	3412			3						
	Isle of Wight County	2438			2						
24	Pittsylvania County	3132	2010	2019	0	0	1	0	0	\$0.00	0.00%
19	City of Richmond (South)	3611	2013	2032	6	3	5	4	N/A	\$261,013.06	2.06%
43	Greensville County	3280	2013	2032	1	0	1	3	N/A	\$87,956.25	0.70%
	City of Emporia	631			1						
20	City of Portsmouth	3659	2014	2033	2	1	3	N/A	N/A	\$147,360.50	1.16%
21	City of Winchester	607	2014	2033	2	1	3	N/A	2	\$95,328.25	0.75%
23	Scott County	3133	2014	2033	0	2	1	N/A	N/A	\$0.00	0.00%

Zone Information					Number of Incentives					Summary of 2016 Grants	
Zone #	Community	Acreage	Designation	Expiration	2016	2015	2014	2013	2012	Award \$	% of Total
25	Pulaski County	3748	2014	2033	1	5	4	N/A	N/A	\$181,779.34	1.44%
	City of Radord	1289			3						
26	Accomack County	3361	2015	2034	2	6	N/A	N/A	N/A	\$269,448.81	2.13%
	Northampton County	2993			2						
27	Carroll County	3658	2015	2034	0	2	N/A	N/A	N/A	\$0.00	0.00%
	Grayson County	1231									
	City of Galax	637									
29	City of Bristol	634	2015	2034	1	2	N/A	N/A	N/A	\$147,360.50	1.16%
30	Page County	2084	2015	2034	3	0	N/A	N/A	N/A	\$118,607.21	0.94%
31	City of Newport News	3236	2015	2034	10	5	N/A	N/A	N/A	\$496,925.82	3.93%
32	Mecklenburg County	2738	2016	2015	1	1	0	1	2	\$73,680.25	0.58%
	Brunswick County	273			0						
35	City of Hampton	3636	2016	2015	3	6	7	4	4	\$107,764.00	0.85%
36	Henry County	3840	2016	2015	5	8	5	9	6	\$166,694.87	1.32%
	City of Martinsville	630			0						
44	Tazewell County	3786	2016	2015	1	3	1	2	3	\$21,981.13	0.17%
46	City of Lynchburg	2176	2016	2015	7	5	8	5	4	\$361,243.84	2.86%
0	JCG from Expired Zones	N/A	N/A	N/A	2	1	1	N/A	N/A	\$43,844.00	0.35%
Totals		132,357			229					\$12,650,000	

Tax Credit Information		
Locality	Number of credits	Value
Chesterfield County (Expired Zone 33)	1	\$128,469.00
Dinwiddie County (47B)	1	\$125,000.00
Total	2	\$253,469.00

APPENDIX C: LOCAL INCENTIVES

Accomack County #26A

- Accelerated permit processing and plan review
- Bond conduit issuer fee exemption
- Business Personal Property tax grant
- Discounted land buy-down
- Local job creation grants in the Accomack Industrial Park
- Local real property investment grants
- Marketing opportunities
- Permit fee and land fill rebates

Alleghany County #53A

- Building permit fee rebate
- Business license tax reduction
- Machinery and tools tax reduction
- Partial real estate tax exemption
- Utility consumption tax reduction
- Zoning fee rebate

Bedford (Town) #12

- Five year business, occupational, license (BPOL) fee rebates
- Five year rehabilitated real estate tax exemption
- Accelerated permit processing
- Utility service improvements and reduction of connection fees
- Zoning and signage fee waiver

Bristol (City) #29

- Accelerated permit processing
- Business and job training grants
- Design assistance
- Façade improvement grant
- Partial real property tax exemption

Brunswick County #32B

- Accelerated permit processing
- Building permit fee waiver
- Coordination with local banking services
- Discounted land buy-down
- Low-interest loans for fixed assets
- Machinery and tools tax grant
- Partial real estate tax exemption
- Water and sewer connection fee waiver

Carroll County #27A

- Building permit fee waiver
- Local job creation credit program
- Water and sewer connection fee waiver

Charlotte County #48A

- Accelerated permit processing
- Discounted land buy-down
- Machinery and tools tax grant
- Technology assistance in industrial parks
- Workforce training

Chilhowie (Town) #51C

- Building permit fee waiver
- Business, professional and occupational license fee waiver for businesses creating new jobs
- Partial real estate tax exemption
- Utilities connection fee credit

Clifton Forge (Town) #53C

- Business, professional and occupational license fee partial waiver
- Machinery and tools tax grant
- Partial real estate tax exemption
- Utility consumption tax reduction
- Zoning and building permit fee rebate

Clintwood (Town) #49B

- Water and sewer connection fee waiver
- Workforce training opportunities

Covington (City) #53B

- Machinery and tools tax grant
- Partial business, professional and occupational license fee waiver
- Partial real estate tax exemption
- Permit and zoning fee waiver
- Small business loan program
- Utility consumption tax reduction

Danville (City) #1 & #57B

- Dan River Businesses Development Center assistance
- Discounted land buy-down
- Local job creation grant
- Machinery and tools tax grant
- Partial business, professional and occupational license fee waiver
- Partial real estate tax exemption
- Permit fee waiver
- Regional Center for Applied Technology and Training assistance
- Utility connection fee rebates

Dickenson County #49A

- Building and permit fee waivers
- Grants based on real estate taxes paid
- Machinery and tools tax grant
- Partial real estate tax exemption
- Utility connection fee rebates
- Workforce training grants

Dinwiddie County #47B

- Accelerated permit processing
- Building and permit fee waivers
- Business, professional and occupational license fee waiver
- Certified recycling equipment grant
- Partial Water and sewer connection fee waiver

Emporia (City) #43B

- Business incubation grant
- Business personal property grant
- Business, professional and occupational license fee waiver
- Façade improvement grant
- Machinery and tools tax grant
- Partial real estate tax exemption
- Water and sewer connection fee waiver
- Zoning and building permit fee waiver

Franklin (City) #18A

- Accelerated permit processing
- Discounted land buy-down
- Electricity fee and tax rebate
- Regional Workforce Development Center assistance
- Free temporary office space for up to five persons
- Machinery and tools tax grant
- Partial real estate tax exemption
- Permit fee rebate
- Reduced fee for jobs skills assessment

Galax (City) #27C

- Building permit fee waiver
- Water and sewer connection fee waiver

Glade Spring (Town) #51D

- Partial real estate tax exemption
- Business, professional and occupational license credit

Grayson County #27B

- Building permit fee waiver
- Water and sewer connection fee waiver

Greenville County #43A

- Building and zoning permit fee waivers
- Discounted land buy-down
- Grant based on real estate taxes paid
- Machinery and tools tax grant
- Water and sewer connection fee waiver

Halifax County #15

- Business, professional and occupational license fee waiver
- Chamber of Commerce Membership Fee Waivers
- Discounted land buy-down
- Furniture, fixtures and equipment grant
- Local real property investment grants
- Machinery and tools tax grant
- Partial permit fee waivers by the Town of South Boston
- Partial sales tax exemption in the Town of South Boston
- Utility Tax Grant on electricity and natural gas
- Workforce training opportunities

Hampton (City) #8 & #35

- Capital investment grants
- Business, professional and occupational license fee rebate
- Hampton Technology Incubator assistance
- Hampton University Small Business Incubator assistance
- Revolving loan fund
- Utility tax grant

Henrico County #28B

- Accelerated permit processing and design assistance
- Architectural Design Assistance Program for façade, exterior (landscaping) improvements
- Building demolition and site preparation grant
- Crime Prevention Through Environmental Design
- Façade improvement grants
- Freestanding signage grants
- Offsite improvement grants for draining, water and sewer
- Parking lot sealing and paving, and landscaping grants
- Partial real estate tax exemption
- Permit and plan review fee waivers
- Training seminars for businesses
- Workforce training opportunities

Henry County #46A & #54A

- Building Permit Fee Waiver
- Furniture, fixtures, and equipment grant
- Machinery and tools tax grant
- Partial real estate tax exemption
- Water and sewer connection fee waiver

Hopewell (City) #9

- Accelerated permit processing
- Crime prevention assessments
- Fire safety education seminars
- Land development and permit fee waivers
- Partial business, professional and occupational license fee waiver
- Partial real estate tax exemption
- Public facility and infrastructure enhancements
- Sewer connection fee waiver

Isle of Wight County #18C

- Accelerated permit processing
- Local job creation grant
- Machinery and tools tax grant
- Permit fee waivers

Kenbridge (Town) #55B

- Accelerated permit processing
- Building Permit Fee Waiver
- Business, professional and occupational license fee waiver
- Discounted land buy-down
- Tax-exempt industrial revenue bonds
- Water and sewer connection fee waiver and reduced extension fees
- Workforce training

Kilmarnock (Town) #50A

- Auto decal fee waiver
- Business, professional and occupational license fee waivers
- Capital investment and job creation incentives
- Water and sewer connection fee waiver
- Zoning, permit and subdivision fee waivers

Lancaster County #50B

- Capital investment and job creation incentives
- Façade improvement grants
- Micro-enterprise loan pool
- Partial real estate tax exemption

Lunenburg County #48B

- Accelerated permit processing
- Discounted land buy-down
- Machinery and tools tax grant
- Real estate tax grants
- Technology assistance
- Workforce training opportunities

Lunenburg County #55A

- Accelerated permit processing
- Building permit fee waiver
- Business, professional and occupational license fee waiver
- Discounted land buy-down
- Equipment investment grants
- Industrial and commercial development grants
- Tax-exempt industrial revenue bonds
- Workforce training opportunities

Lynchburg (City) #2 & #46

- Discounted land buy-down
- Industrial training programs through CVCC
- Low-interest loan pool
- Partial real estate tax exemption
- Real estate redevelopment grants
- Water and sewer connection fee financing

Martinsville (City) #46B & #54B

- Building permit fee waiver
- Business, professional and occupational license fee rebate
- Furniture, fixtures, and equipment grant
- Grant based on real estate taxes paid
- Machinery and tools tax grant
- Partial real estate tax exemption
- Water and sewer connection fee waiver

Mecklenburg County #32A

- Building permit fee waiver
- Coordination with local banking services
- Discounted land buy-down in the Airport Industrial Park
- Local job creation grant
- Machinery and tools tax grant

Newport News (City) #3

- Business, professional and occupational license fee rebate
- Infrastructure improvements to the Oakland Industrial Park and Carleton Farm Industrial Park
- Occupancy cost reduction for target industries
- Utility tax

Newport News (City) #31

- Business assistance
- Business, professional and occupational license fee rebate
- Discounted land buy-down
- Loan guarantee assistance
- Low-interest loan pool
- Occupancy cost reduction for target industries
- Partial real estate tax exemption
- Utility consumption tax reduction

Norfolk (City) #7

- Building permit fee waiver
- Business assistance
- Business, professional and occupational license fee rebate
- Free tax consultations
- Marketing opportunities
- Norfolk Redevelopment Housing Authority technical and research assistance and access to free meeting space
- Partial real estate tax exemption
- Utility consumption tax reduction

Northampton County #26B

- Accelerated permit processing and plan review
- Micro-enterprise loan pool
- Partial real property tax exemption

Northumberland County #50C

- Capital investment and job creation incentives

Page County #30

- Accelerated permit processing
- Business, professional and occupational license fee rebate
- Capital investment grants
- Development fee rebates
- Local sales, meals, and lodging tax partial refund
- Partial real estate tax exemption
- Small business loan program

Patrick County #22A

- Building permit fee waiver
- Machinery and tools tax grant
- Partial real estate tax exemption

Petersburg (City) #10

- Architectural Design Assistance Program
- Building and land disturbance permit and zoning fee waivers
- Discounted land buy-down
- Façade improvement grants
- Machinery and tools tax grant
- Partial real estate tax exemption
- Water and sewer connection fee reduction
- Water and sewer permit fee waivers

Petersburg (City) #47A

- Building and land disturbance permit and zoning fee waivers
- Business, professional and occupational license fee rebate
- Free water and sewer extension for city-owned properties
- Water and sewer connection fee reduction

Pittsylvania County #24 & #57A

- Building permit fee waiver (Zone 24 only)
- Dan River Business Development Center spaces
- Discounted land buy-down
- Local job creation grant
- Local sales tax grant (Zone 24 only)
- Machinery and tools tax grant (Zone 57A only)
- Regional Center for Applied Technology and Training (RCATT)
- Shell building development assistance (Zone 57A only)
- Workforce training (Zone 57A only)

Portsmouth (City) #4 & #20

- Business personal property investment grant
- Façade improvement grants
- Machinery and tools tax grant
- Mixed-use development incentives
- Partial real estate tax exemption
- Permit fee waivers
- Streetscape improvement grants

Prince Edward County #48C

- Accelerated permit processing
- Architectural design fee rebate in Farmville Historic District
- Building permit fee waiver
- Business security audit
- Crime Prevention Through Environmental Design
- Discounted land buy-down in Prince Edward Business Park
- Machinery and tools tax grants in select business parks
- Partial real estate tax exemption
- Permit fee waiver for select properties
- Water and sewer connection fee reduction in the Town of Farmville

Prince George County #16

- Business, professional and occupational license fee rebate
- Machinery and tools tax grant
- Utility consumption tax reduction
- Zoning fee waiver

Pulaski County #25B

- Accelerated permit processing
- Off-balance sheet financing
- Stimulus Grant for job creation and capital investments
- Tax-exempt industrial revenue bonds
- Water and sewer connection fee waiver
- Reduced consumption charges for water and sewer

Radford (City) #25A

- Machinery and tools tax grant
- Partial real property tax exemption
- Utility connection fee waiver

Richmond (City) #19 and #28A

- Brownfield development rebate
- Business relocation rebate
- Employment assistance grant for job creation
- Industrial development fee rebate
- Loan fee rebate up to \$1,000
- Machinery and tools tax grant
- Partial real estate tax exemption

Richmond County #50E

- Capital investment and job creation incentives
- Partial real estate tax exemption

Roanoke (City) #5

- Business security grant
- Development fee rebates
- Façade, parking and landscaping improvement grants
- Fire suppression retro-fit grant and connection fee rebate
- Neighborhood parks and recreation grant
- Partial real estate tax exemption
- Water and sewer and fire connection fee rebates

Saltville (Town) #6A

- Broadband access connection reimbursement
- Business personal property investment grant
- Downtown revitalization grants and loans
- Tourism marketing mini-grant

Scott County #23

- Building permit and zoning fee waiver
- CPA fee refund for EZ incentive attestation
- Grant based on real estate taxes paid
- Lodging tax grant
- Machinery and tools tax grant
- Merchant Capital tax grant

Smyth County #6B & #51A

- Loan assistance
- Partial real estate tax exemption
- Stimulus Grant for job creation and equipment investments
- Water and sewer connection fee reduction
- Workforce training opportunities

Southampton County #18B

- Accelerated permit processing
- Building permit fee waiver
- Discounted land buy-down
- Labor pool information
- Machinery and tools tax grant
- Partial real estate tax exemption
- Temporary office space
- Utility tax grant for electricity
- Workforce training

Staunton (City) #17

- 5-year business grant
- Crime Prevention Through Environmental Design
- Labor pool information
- Local job creation grant
- Low-interest loan pool
- Machinery and tools tax grant
- Partial real estate tax exemption
- Permit fee waivers
- Public property enhancement and beautification program
- Water and sewer connection fee reduction
- Workforce training assessment
- Zoning modification consideration

Stuart (Town) #22B

- Business, professional and occupational license fee reduction
- Machinery and tools tax grant
- Partial real estate tax exemption
- Water and sewer connection fee waiver

Tazewell County # 44

- Industrial development grant programs
- Partial real estate tax exemption

Victoria (Town) #55C

- Accelerated permit processing
- Business, professional and occupational license fee waivers in the Kilmarnock Business and Technology Park
- Discounted land buy-down
- Tax-exempt industrial revenue bonds
- Water and sewer connection and extension fee reduction

Warsaw (Town) #50F

- Capital investment and job creation incentives
- Façade improvement grants
- Partial real estate tax exemptions

Washington County #51B

- Building and zoning permit fee waivers or reductions
- Discounted land buy-down
- Partial real estate tax exemption
- Tax-exempt industrial revenue bond application fee waiver

Waynesboro (City) #14

- Local job creation grants in the Accomack Industrial Park
- Partial real estate tax exemption
- Sidewalk and landscape enhancement grants

Westmoreland County #50D

- Capital investment and job creation incentives

Winchester (City) #21

- Business development grants
- Commercial and mixed-use property rehabilitation grant
- Development fee rebates
- Entrepreneurship grant
- Façade improvement loans
- Knowledge-based job grant
- Major mixed-use development incentive
- Micro-enterprise loan pool
- New or expanding technology-driven business grant
- Partial real property tax exemption
- Residential real estate improvement grant
- Retail-Mix Enhancement grant
- Revolving loan fund

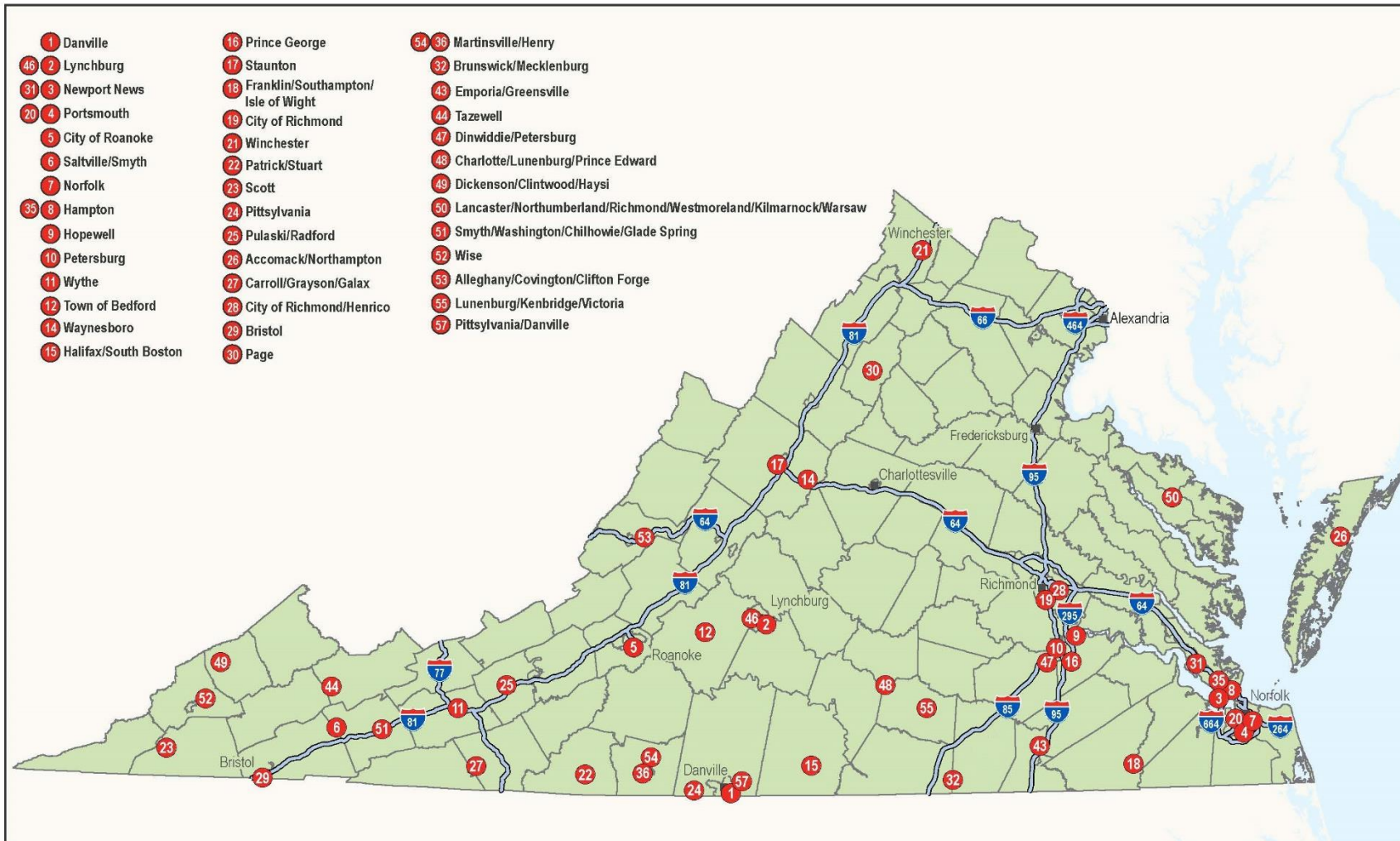
Wise County #52

- Building permit fee waiver
- Discounted land buy-down and reduced development costs
- Machinery and tools tax grant
- Partial real estate tax exemption
- Workforce training at UVA Wise and MECC

Wythe County #11

- Accelerated permit processing
- Business, professional and occupational license fee reduction
- Dining and lodging establishment grants
- Discounted land buy-down in Progress Park
- Local job creation grants for high-wage businesses
- Permit fee waivers
- Revolving loan fund
- Sewer connection fee reduction
- Water consumption rate reduction

APPENDIX D: ENTERPRISE ZONE MAP



2016 Enterprise Zones in Virginia



Sources: DHCD 2016, Esri 2015, VEDP 2016
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APPENDIX E: HIGH UNEMPLOYMENT AREAS

2016 High Unemployment Areas (HUA)	
Brunswick County 32B	Lancaster County (Kilmarnock) 50A, 50B
City of Danville 1, 57B	City of Martinsville 36B, 54B
Dickenson County (Clintwood & Haysi) 49A, 49B, 49C	Page County 30
City of Emporia 43B	City of Petersburg 10, 47A
City of Franklin 18A	Tazewell County 44
City of Hopewell 9	Wise County 52
<p><i>The following communities in joint zones are NOT HUAs: Dinwiddie County, Greensville County, Henry County, Isle of Wight County, Northumberland County, Pittsylvania County, Richmond County (Warsaw), Southampton County and Westmoreland County. Businesses in these communities are not eligible for the reduced wage threshold. Source: DHCD based on the LAUS Unit and Bureau of Labor Statistics 2015 Annual Virginia Unemployment Report.</i></p>	



Virginia
Enterprise
Zones