

Incentives: Enterprise Zone

The Town of Orange has a designated Virginia Enterprise Zone which encompasses almost all of the commercial or industrial property or future commercial or industrial property in the town as designated by the Comprehensive Plan. The Town of Orange Enterprise Zone provides incentives to encourage new business, business expansion, and real property investment within the enterprise zone. There are two sets of incentives available to qualifying businesses and investors:

- Local incentives from the Town of Orange and local nonprofit organizations.
- State incentives administered through the Virginia Department of Housing and Community Development.

Local Incentives

Fee Waivers - for any fees associated with a Zoning Permit, Rezoning Permit, Sign Permit, Subdivision Review, or Site Plan Review applicable to a qualified applicant in the Enterprise Zone.

Fast Track Review – for all Zoning Permit, Rezoning Permit, Subdivision Plat, or Site Plan applications.

Local Tax Credits – A ten year 100% tax credit on the increase assessed real property value resulting from rehabilitation or replacement work on commercial or industrial property, at least 20 years of age, provided that at least 30% of the structure's assessed value before rehabilitation or replacement is invested.

Design Assistance – Free architectural façade, signage, and landscaping design assistance is available to qualified investors through the Orange Downtown Alliance.

Marketing Assistance – is available for products, particularly those directed towards tourism opportunities for qualified investors through the Orange Downtown Alliance and the Orange County Visitor's Bureau.

Crime Prevention Assistance – technical assistance on crime prevention programs and business security provided through the Orange Police Department.

Infrastructure Improvements - targeted improvements to public infrastructure including streets, sidewalks, curb and guttering, landscaping, lighting, water and sewer lines as approved on a case by case basis by the Town Council.

Extended Payment Schedule - schedule for any fees as approved on a case by case basis by the Town Council.

Employee Training – access to a coordinated program of employee training and business education opportunities.

Low Interest Loan Pool – access to a low interest loan pool for commercial and industrial building improvements up to \$50,000 at 1% below market rate. Currently available through Second Bank and Trust and BB&T,

Façade Improvement Grant - matching grants for commercial facade improvements in the Main Street District up to \$1,000 per business.

Flower Planter Grant - matching grants for installation of flower planters in the Main Street District up to \$100 per business.

State Incentives

Real Property Improvement Grant - Up to 20% 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 year period. For qualified real property investments of 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. The 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 or 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.

Job Creation Grant - 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 offered. Up to \$800 per year for each net new permanent full time position earning at least 200% of the Federal minimum wage with health benefits offered. 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 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 personal service, or food and beverage establishments are prohibited from applying for this grant. Health benefits are defined as the employer paying for 50% of the employee's insurance premium.

For further information please contact Stuart Andreason, Executive Director – Orange Downtown Alliance, at 540-672-2540 or director@orangedowntownalliance.org. State Enterprise Zone information packets are available at the Orange Downtown Alliance Offices at 130 West Main Street, Orange VA 22960.