

Cheyenne County Incentive Plan

VISION: Be the best

MISSION: Provide cost-competitive, welcoming, streamlined incentives to new and expanding business enterprises. In order to meet this mission, the responsible groups pledge to be pro-active, innovative, and open-minded.

RESPONSIBLE GROUPS: Cheyenne County Commissioners. City of St. Francis, City of Bird City, Cheyenne County Development Corporation may also be involved with an individual application and may choose to consider other incentives in coordination with the county plan. The responsible groups will cooperatively evaluate and make decisions on applications of these incentives for each business entity as it proposes to use this incentive plan. Each application will be a contract tailored for each business and each county and/or city entity involved. Approval of applications for incentives will be made by a board consisting of one representative from each of the four (4) groups.

In the event that city and county governments consolidate in the future, these incentives can also apply, based on the combined financial resources.

These incentives may be modified at any time with approval by the County Commissioners.

The business owner must present clear and complete documentation to accompany any application for incentives.

Business and Economic Incentives

Cheyenne County incentives can be implemented in combination with incentives from the cities of Bird City and/or St. Francis. For example, if a business qualifies for an incentive with one of the cities, the business may also qualify for an incentive with the county. Cheyenne County incentives are also in addition to Kansas Department of Commerce incentives.

Any new or expanding business that commenced its new/expanded business after January 1, 2006, is eligible to apply for these incentives.

1. Lease assistance for up to three years in an existing building. (Example—the business owner [new or expanding] pays $\frac{1}{2}$ lease, county pays $\frac{1}{4}$ of the lease per month up to \$1,000 total per year for up to three years, not in a lump sum. If the city where the business is located participates in this, it could pay $\frac{1}{4}$ also. If the city does not participate, the business would pay $\frac{3}{4}$ and the county still would pay $\frac{1}{4}$.) Lease assistance is dependent on maintaining one full-time employee for the first year of this lease arrangement. Second year—one full-time and one part-time. Third year—2 full-time and two part-time. Minimum employees must be maintained during this three-year time. These conditions do not limit the number of employees that may be added by the business. The county share will be a maximum of \$1,000 per year up to three years per business.
2. Coordinated support with Kansas Department of Commerce.
3. Roadwork to business location. E.g., driveway added off highway. Work is to be fully completed.
4. County or city signage.

6. Tax abatement if an existing building is purchased, and if employment is maintained as specified in #1 above. Tax abatement schedule also applies to new structures. Note that property taxes are below urban areas, which in itself is an incentive to locate in Cheyenne County.

Abatement—first year—75%
second year—50%
third year—25%
fourth year—0%

In the event that a business buys the building it had been leasing, tax abatement schedule may apply as stated above. Representatives of the four responsible groups will evaluate this situation. In the event that the business closes at any time during the abatement period, all previously abated taxes must be paid to the county within six months of closure.

7. If a new business or expanding business builds a new structure, the county may pay ½ of the retail sales taxes on materials and services purchased within the county during the first year of construction/operation. For a business doing extensive remodeling to an existing business, the county may pay ½ of the retail sales tax. This is based on the county 1% portion of tax, up to \$1,000 per business. The city where the business is located may also choose to assist with retail sales taxes, as determined by each city.

Extra Negotiable Inducements –provided by cities and/or county at their option if requested by the applicant.

8. Responsible groups—provide “one-stop” countywide information on housing, other businesses, services, education, requirements, employment for spouses, etc. “Family buddy system” for the first month, and longer as desired.
9. Motels/B&B’s—provide complimentary lodging during house-hunting trips for relocating personnel.
10. Attorneys—donate legal services up to five (5) hours for assistance with business or home acquisition.
11. Retail stores—offer discounts to new employees and new/expanding businesses. (May be coupon books in welcoming packages to new residents/new or expanding businesses.)
12. Banks—offer home mortgage and bridge loans on favorable terms.
13. Pay the difference in tuition to in-state colleges while residency is established. Applicable to all ages of new residents. Limited to \$500 per student; may be split between city and county.
14. Brochure revision and website development assistance costs to include new/expanding businesses.