



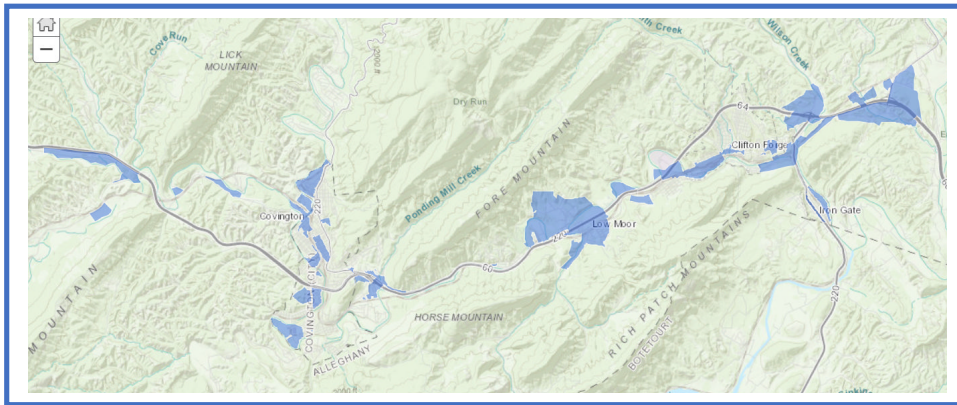
ALLEGHANY COUNTY
CITY OF COVINGTON
TOWN OF CLIFTON FORGE



Enterprise Zone Administrator
Terri McClung
Office Manager
Alleghany Highlands Economic
Development Corporation
9212 Winterberry Avenue
Covington, VA 24426
P (540) 862-0936 Fax (540) 862-0937
terri@ahedc.com

ENTERPRISE
ZONE

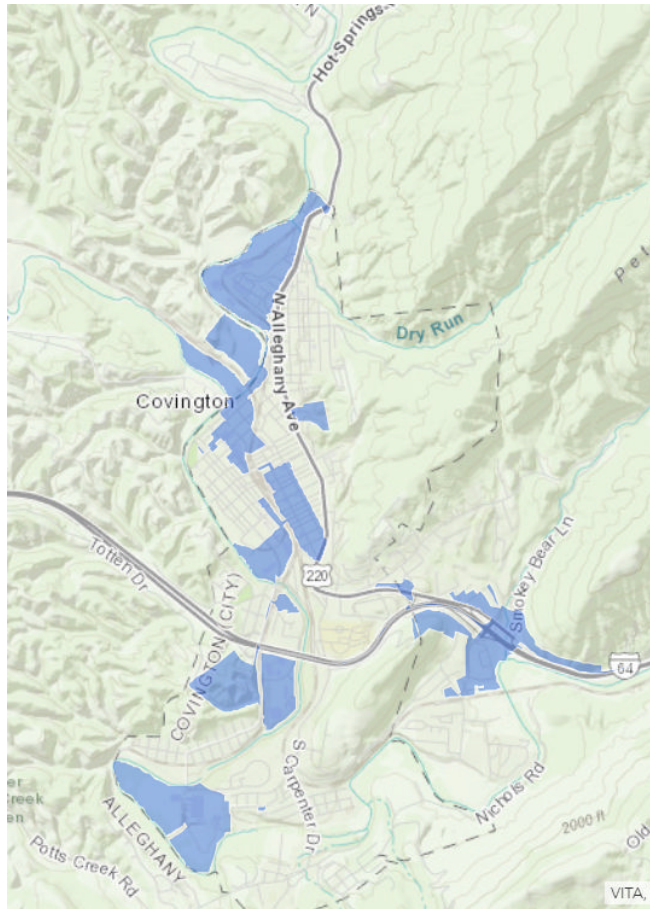
ALLEGHANY REGIONAL COMMERCE CENTER



- Quality industrial park with immediate access to Interstate 64
- Sites in the park range in size from 4.5 to 16 acres
- Sites sized to accommodate up to 210,000 sq. ft.

COVINGTON

There are several excellent industrial sites available in the City of Covington. These sites are accessible from Interstate 64 at Exit 14 and Exit 16.

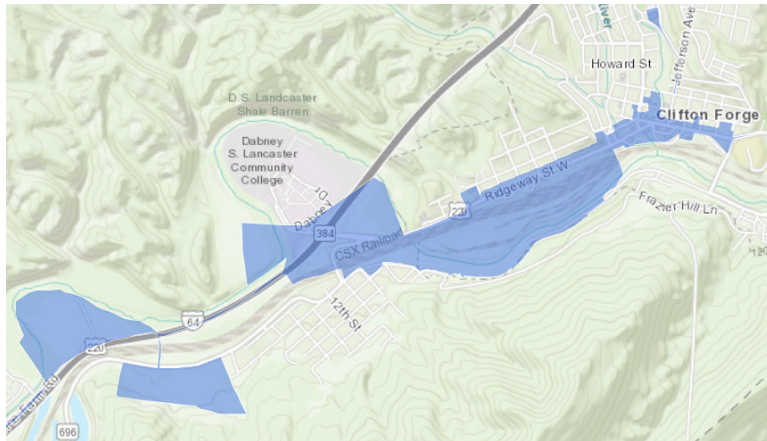


ENTERPRISE ZONE DESIGNATION

The Virginia Enterprise Zone (VEZ) program is a partnership between state and local government that encourages job creation and private investment. VEZ accomplishes this by designating Enterprise Zones throughout the state and providing two grant-based incentives, the Job Creation Grant (JCG) and the Real Property Investment Grant (RPIG), to qualified investors and job creators within those zones, while the locality provides local incentives.

CLIFTON FORGE

There are several excellent industrial sites available in and adjacent to the Town of Clifton Forge. These sites are accessible from Interstate 64 at Exit 24. There are also several sites inside the Town of Clifton Forge along US Route 60.



(2) *Virginia Real Property Investment Grant:*

- Up to \$100,000 per building or facility for qualifying real property investments of less than \$5 million.
- Up to \$200,000 per building or facility for qualifying real property investments of \$5 million or more.

Eligibility Requirement:

- Commercial, industrial, or mixed-use buildings or facilities.
- For rehabilitation and expansion, at least \$100,000 incurred in qualified real property investments (grant award applied against the amount of qualified real property investment over and above the \$100,000 threshold).
- For new construction, at least \$500,000 incurred in qualified real property investments (grant award applied against the amount of qualified real property investment over and above the \$500,000 threshold).

Grant Term:

- Capped per building or facility at a maximum of \$200,000 within a five-consecutive year term.
 - Grants are available in amounts up to 20% of the total amount of qualified real property investments, not to exceed \$200,000 per building within a five-year period.

Virginia Enterprise Zone Grants

Rewarding Investment – Revitalizing Communities

Qualification for the listed incentives is based on the calendar year and administered annually. All applicants (businesses and real properties) must be located within an enterprise zone.

(1) Job Creation Grant:¹

- \$500 per year for up to five years for each grant eligible position that is paid a wage rate during such year that is less than 175% (\$16.63) of the minimum wage, but at least 150% (\$14.25) of the minimum wage or the reduced wage rate threshold if in a high unemployment area of if the business is certified pursuant to 13VAC5-112-285 subsection C, and that is provided with health benefits.
- Qualified business firms that are certified under regulations adopted by the Director of Small Business and Supplier Diversity pursuant to subdivision 8 of § 2.2-1606 of the Code of Virginia are eligible to use the reduced rate threshold (125% of minimum wage) in qualifying for the \$500 grant amount.
- Up to \$800 per year for up to five consecutive years for each grant eligible position that is paid a wage rate during the qualification year that is at least 175% (\$16.63) of the minimum wage in place during the qualification year that is provided with health benefits.

Eligibility Requirement:

- Creation of at least four net new permanent full-time positions.
- Net new permanent full-time positions created over the four-job threshold that meet wage and health benefit requirements are eligible.
- Excludes retail, personal service, or food and beverage positions.

Grant Term:

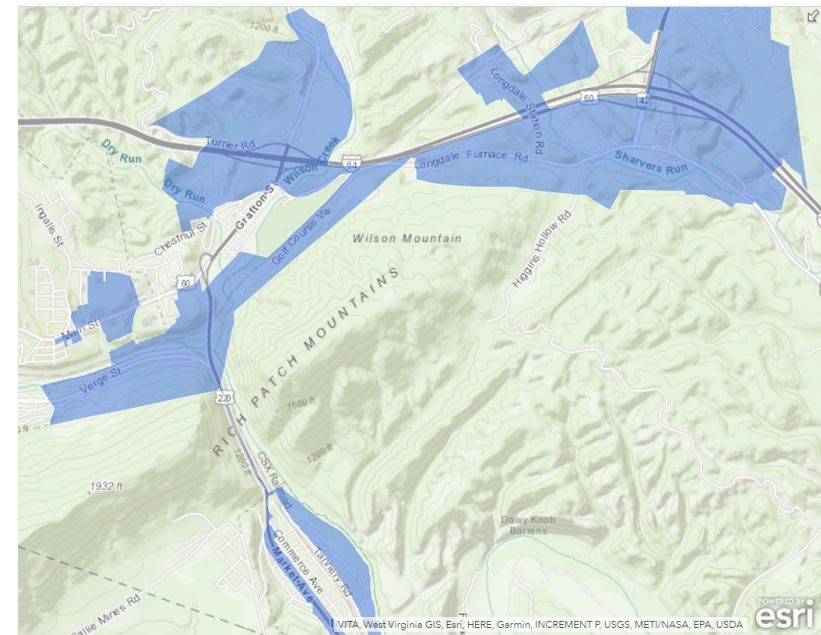
- Available for a five-consecutive year term for net new permanent full-time positions above the four-job threshold, which meet the wage and health benefit requirement.

¹Grants awarded may be subject to pro-ration should requests exceed grant funds allocated.

IRON GATE

Additional Enterprise Zone industrial sites are available adjacent to Exit 27 and Exit 29 along Interstate 64.

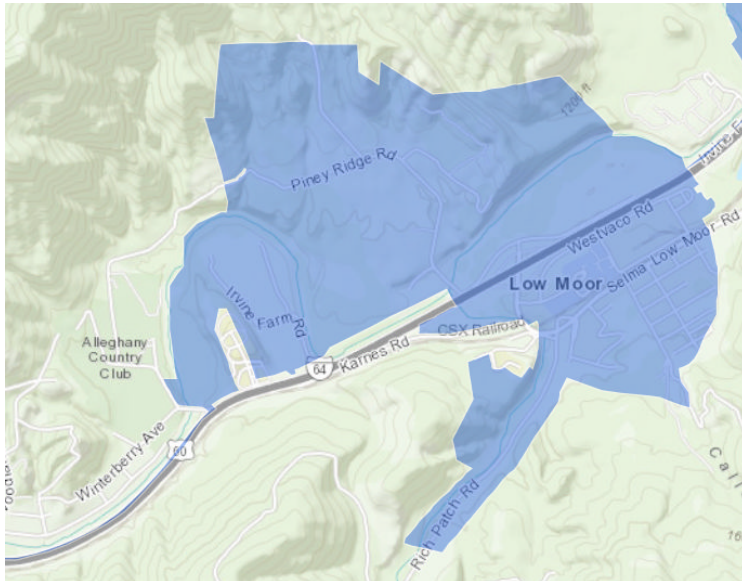
Near to the Town of Iron Gate are several acres of available industrial sites within the Enterprise Zone area.



ALLEGHANY COUNTY

Alleghany County has several choice industrial and commercial sites available in the designated Enterprise Zone areas.

The majority of these sites are located in the Low Moor area of Alleghany County just off Exit 21 along Interstate 64. These sites have utilities available to them. For more specific information on these sites please contact, Enterprise Zone Administrator, Terri McClung, Alleghany Highlands Economic Development Corporation, at (540) 862-0936.



The Joint Alleghany County, Town of Clifton Forge and City of Covington Enterprise Zone Incentives for Qualifying Businesses are:

1. Utility Consumer Tax Reduction

A payment equal to the amount of a 3-year reduction of utility consumer tax for qualifying new businesses. A 70% reduction in year one, 40% in reduction for year two and a 20% reduction for the third year.

2. Business License Tax Reduction

A payment equal to the amount of a 3-year reduction license taxes for qualifying new businesses. 70%-40%-20% reductions.

3. Real Estate Tax Reduction

A payment equal to the amount of a 3-year reduction in real estate taxes for qualifying new businesses. 70%-40%-20% reductions.

4. Machinery and Tools Tax Reduction

A payment equal to the amount of a 3-year reduction in the machinery and tool tax for qualifying new businesses. 70%-40%-20% reductions.

5. Rezoning Fees Reimbursement

A payment equal to the amount of the rezoning application fees for qualifying new businesses.

6. Building Permit Reimbursements

A payment equal to the amount of the building permit fee for qualifying new businesses.