



# VEZ

## VIRGINIA ENTERPRISE ZONE GY2022 ANNUAL REPORT



**VIRGINIA DEPARTMENT OF HOUSING  
AND COMMUNITY DEVELOPMENT**  
*Partners for Better Communities*

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## VEZ Program Overview

The Virginia Enterprise Zone (VEZ) initiative is a collaboration between the Commonwealth of Virginia and local governments, aimed at boosting job creation and investment in real property. This program seeks to stimulate economic growth and rejuvenate economically challenged areas at both local and regional levels.

Originating in 1982, VEZ began as a tax credit initiative. Subsequently, the Enterprise Zone Grant Act of 2005 replaced the prior tax credit benefits with two new grants: the Real Property Investment Grant (RPIG) and the Job Creation Grant (JCG). These grants are tied to performance, necessitating companies to meet specific job creation criteria and/or initiate real property investments before becoming eligible for grant consideration. The 2005 act

also permitted prequalified businesses to maintain access to the former general income and investment tax credit incentives. The tax credit program reached its official conclusion in 2019.

Virginia comprises 45 enterprise zones, covering approximately 245 square miles. These zones are located within 20 cities, 34 counties and 12 towns. In GY2022, 17 out of the 45 zones were categorized as joint zones, which includes zones designated jointly by counties and towns before 2005. Additionally, 12 localities had two enterprise zone designations.

# Grant Year 2022 Program Summary

When combined with various local, state and federal programs, the incentives provided by VEZ can amplify considerable private sector investments, driving economic development in communities across the Commonwealth. Presently, there are 45 enterprise zones spread throughout the state, covering roughly 245 square miles. These zones encompass 20 cities, 34 counties and 12 towns.

**Table 1 | Grant Year 2022 Summary**



	RPIG	JCG	Total
<b>Fund Requests</b>	\$9,357,734	\$1,795,246	\$11,152,980
<b>Funds Disbursed</b>	\$9,357,734	\$1,795,246	\$11,152,980
<b>Number of Grants Issued</b>	104	38	142
<b>Number of Entities</b>	97	38	135
<b>Proration (RPIG only)</b>	\$0	N/A	\$0
<b>Jobs Created</b>	N/A	2,745	2,745
<b>Investment Leveraged</b>	\$466,494,655	N/A	\$466,494,655



# Real Property Investment Grant (RPIG)

The Real Property Investment Grant (RPIG) offers financial assistance to offset the “hard” construction expenses associated with qualified real property investments (QRPI) in enterprise zones. These investments pertain to properties under new construction, expansion, or rehabilitation. For QRPI amounts under \$5 million, the program extends grants of up to 20% (capped at \$100,000 within five consecutive years) of the total QRPI within a building or facility. If the QRPI reaches \$5 million or beyond, grants of up to 20% per building or facility are attainable, up to a maximum of \$200,000 over five consecutive years.

In cases of rehabilitation and expansion projects a minimum QRPI of \$100,000 is necessary to qualify for RPIG. For new construction initiatives, a minimum investment outlay of \$500,000 is required for eligibility. Grant allotments for all property types are calculated based on 20% of the investment that surpasses the \$100,000 and \$500,000 thresholds for rehabilitation and new construction.

In 2019, the program expanded to encompass solar-only projects and lowered the threshold amounts for projects incorporating solar panels. New construction projects that include solar must have a total investment that exceeds \$450,000 in QRPI to qualify. Rehabilitation and expansion projects that include solar panels

qualify at the lower threshold of \$50,000 in QRPI. Solar-only projects ranging from \$50,000 to \$100,000 are exempt from threshold requirements for grant eligibility.

Allocation of enterprise zone grants hinges on an annual appropriation by the General Assembly. As per statute, funding priority is given to Job Creation Grants (JCGs). After fully funding JCGs, any remaining funds are distributed to RPIG, and the payment to each RPIG applicant is proportional if grant applications exceed the remaining funds. In the 2022 Grant Year (GY2022), RPIG requests were fully awarded without proration. Table 2 provides a visual representation of the calculations for grant requests under RPIG.

**Table 2**  
**Example-RPIG Threshold and Award**

TYPE	Investment	Threshold	Total Grant-Eligible Funds	Grant Rate	Grant Request	Pro- ration	Grant Award
New Construction	\$1,000,000	\$500,000	\$500,000	20%	\$100,000	\$0	\$100,000
Rehab/Expansion	\$500,000	\$100,000	\$400,000	20%	\$80,000	\$0	\$80,000
New Construction with Solar	\$1,000,000	\$450,000	\$550,000	20%	\$100,000	\$0	\$100,000
Rehab/Expansion with Solar	\$100,000	\$50,000	\$50,000	20%	\$10,000	\$0	\$10,000
Solar-only	\$75,000	\$0	\$75,000	20%	\$15,000	\$0	\$15,000

# Job Creation Grant (JCG)

The Job Creation Grant (JCG) offers financial incentives to encourage the establishment of full-time employment opportunities with compensation exceeding the minimum wage within enterprise zones. In 2021, the Virginia General Assembly enacted legislation modifying the interpretation of “minimum wage” within the VEZ program. As outlined in Virginia Code 13VAC5-112-10, “minimum wage” signifies either the federal or Virginia minimum wage, whichever is higher, determined for the ongoing calendar year by the department as of Dec. 1 of the preceding year. This determination remains effective throughout the year, unaffected by fluctuations in the federal or state minimum wage during that period. For GY2022, the applicable state minimum wage stood at \$9.50 per hour.

Eligible businesses meeting the criteria have the potential to receive up to \$800 for each net new, permanent, full-time position beyond a baseline threshold of four positions, spanning a maximum span of five years. Qualified businesses can secure grants for up to 350 positions created annually, for a cumulative maximum of five years. It is important to note that sectors such as retail, food and beverage, personal services and nonprofit positions are ineligible for JCG benefits.

In regions designated as High Unemployment Areas (HUAs), qualifying businesses can acquire JCGs amounting to \$500 for each job established, adhering to program prerequisites, with a lowered wage threshold set at 125% of the minimum wage. HUAs encompass localities where unemployment rates are equal to or exceed 150% of the statewide average unemployment rate. For a comprehensive listing of HUA zones for GY2022, refer to Appendix B.

SWaM-certified business entities meeting regulations set forth by the director of the Virginia Department of Small Business and Supplier Diversity under § 2.2-1606, subdivision 8, of the Code of Virginia are qualified to apply the reduced wage rate threshold (125% of minimum wage) in fulfilling requirements for the \$500 grant.

In all other enterprise zones, qualifying positions yielding compensation of at least 150% of the minimum wage are eligible for a \$500 grant per new position formed, while positions offering at least 175% of the minimum wage qualify for an \$800 grant per created position, as demonstrated in Table 3.

**Table 3**  
JCG Grant Wage Thresholds and Awards

<b>ELIGIBILITY</b>	<b>% of Minimum Wage</b>	<b>Hourly Pay Minimum</b>	<b>Grant Award Per Job*</b>
<b>HUAs / SWaM</b>	125%	\$11.88	\$500
<b>All Other EZs</b>	150%	\$14.25	\$500
<b>Max</b>	175%	\$16.63	\$800

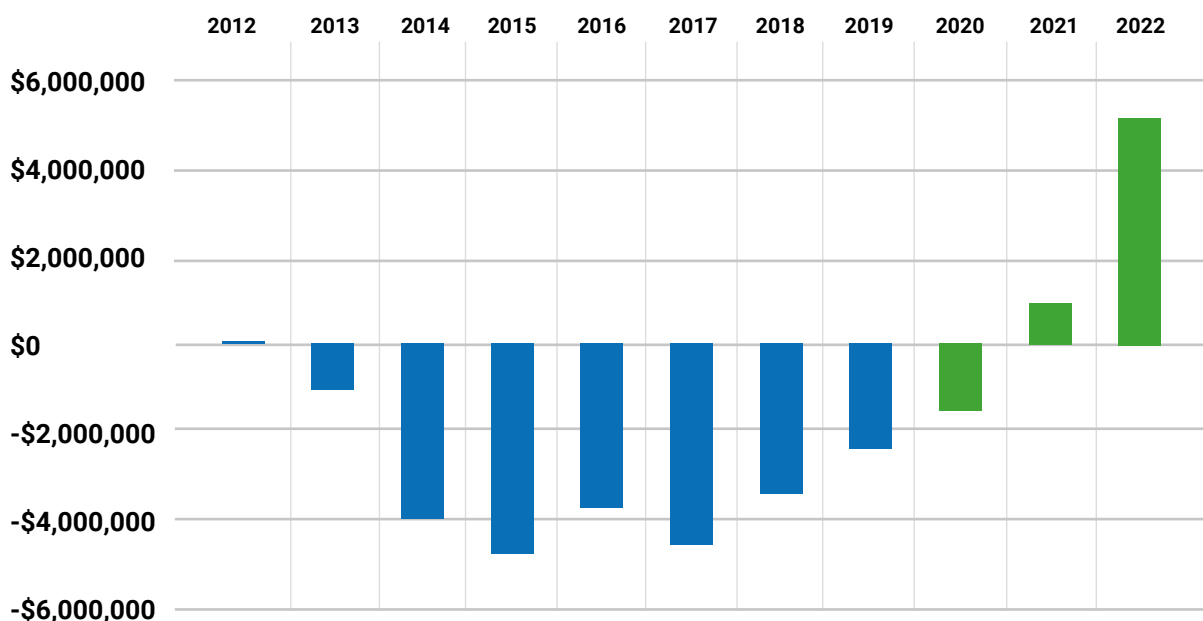
*\*Jobs above the four-job minimum threshold meeting all other program requirements*

# Grant Year 2022 RPIG Overview

In total, 104 RPIG grants were issued to 97 distinct investors and businesses. These investors and businesses utilized \$466,494,655 for qualified real property investments, resulting in RPIGs, with an average QRPI per grant amounting to \$4,485,525.

Figure 1 and Table 4 depict the contrasts between allocations and requests for VEZ grants over the preceding decade. With increased program funding in 2021 and 2022, the initiative fully financed both JCG and RPIG grants for the second consecutive year, while also accruing a surplus of \$5,097,019 in GY2022. The VEZ program had not experienced a surplus in funding for a decade, tracing back to the 2011 grant cycle. Within the past 10 years, GY2015 saw the most significant shortfall, with approximately \$4.7 million in excess funds requested compared to disbursed, leading to a proration of \$0.67 for each dollar disbursed in grants. For GY2022, the projects qualifying for funds received final placed-in-service documentation in the calendar year 2022. The projects that secured funding in GY2022 initiated construction in 2020 or earlier, predating the onset of the COVID-19 pandemic. The surplus of funds in GY2022 can likely be attributed to persistent pandemic-related rises in construction costs and disruptions in supply chains.

**Figure 1:**  
Funding Shortfall & Surplus History,  
GY 2012-2022



**Table 4:**  
**RPIG Proration by Grant Year 2018-2022**

<b>YEAR</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>
<b>Surplus/Shortfall</b>	-\$3,696,572.23	-\$2,215,484.00	-\$1,647,653.00	\$1,167,191.00	\$5,097,019.80
<b>Appropriation</b>	\$13,500,000.00	\$14,500,000.00	\$14,500,000.00	\$14,750,000.00	\$16,250,000.00
<b>Grant Request</b>	\$17,196,572.23	\$16,715,484.00	\$16,147,653.00	\$13,582,809.00	\$11,152,980.20
<b>RPIG Request</b>	\$14,499,840.23	\$13,788,160.00	\$14,217,222.00	\$11,089,415.74	\$9,357,734.20
<b>Proration</b>	75%	84%	88%	0%	0%

Since the establishment of the VEZ grant program in 2005, a substantial portion of the funds has been directed towards RPIG grants. However, starting in GY2010, priority shifted towards JCG applications. JCG awards are granted full funding at 100%, after which any remaining funds are prorated among eligible RPIG applicants. Over the past decade, the interest in RPIG awards has consistently surpassed the demand for JCGs.

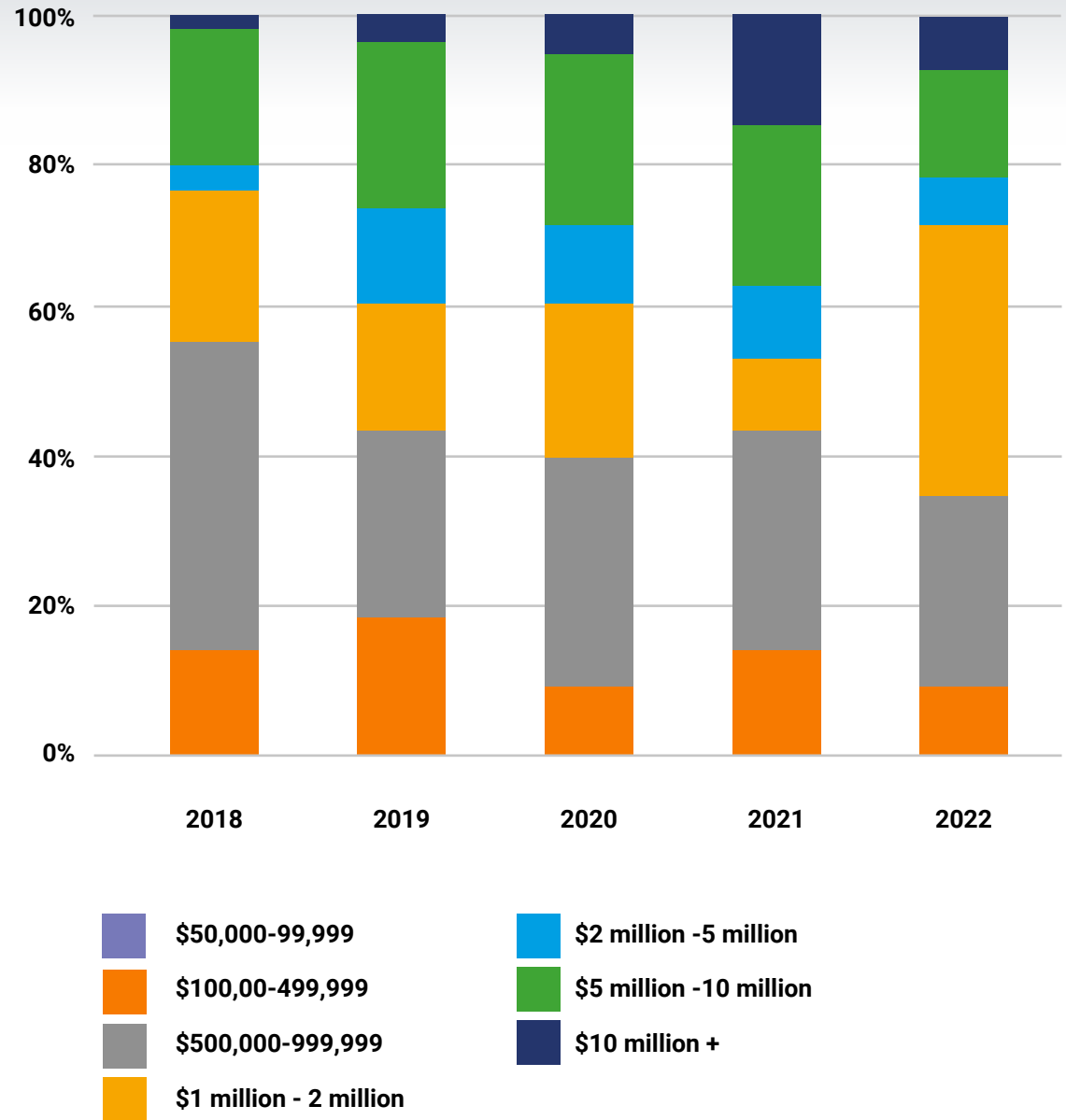
In 2022, the ratio of RPIG requests to JCG requests was \$5.21 in RPIG requests for every \$1 in JCG requests.



**Figure 2:**  
**Grants by Investment Amount, 2018-2022**

RPIGs are granted to zone investors based on their qualified real property investments, which encompasses a varying spectrum of amounts. These investments range from the mandated minimum of \$50,000 for solar-only projects to substantial figures surpassing \$10 million. During GY2022, zone investors engaged in QRPIs spanning from \$69,760 for solar-only projects to \$148,915,613 for new construction. Figure 2 shows an illustration of QRPI ranges over the last five years.

In the GY2022 cycle, investments within the bracket of \$500,000 to \$999,999 constituted 26.7% of the aggregate QRPI amounts, maintain consistency with previous years. Investments ranging from \$5 million to \$10 million constituted 10.7% of the projects for the current year, marking an estimated 11% decrease compared to the prior year, while reflecting an average reduction of 20% over the past five years. Investments exceeding \$10 million comprised another 10.7% of the total grants, showcasing a marginal 3.75% decline from the previous year. Investments within the range of \$2 million to \$5 million constituted about 9% of the total QRPI, closely trailed by the \$100,000 to \$499,999 range at 11.5%, which indicates a 3% drop from 2021. Over 31.6% of investments fell within the \$1-2 million range, marking the most substantial range among all investments. This figure is around 20% higher than GY2021 and approximately 10-15% above the average.

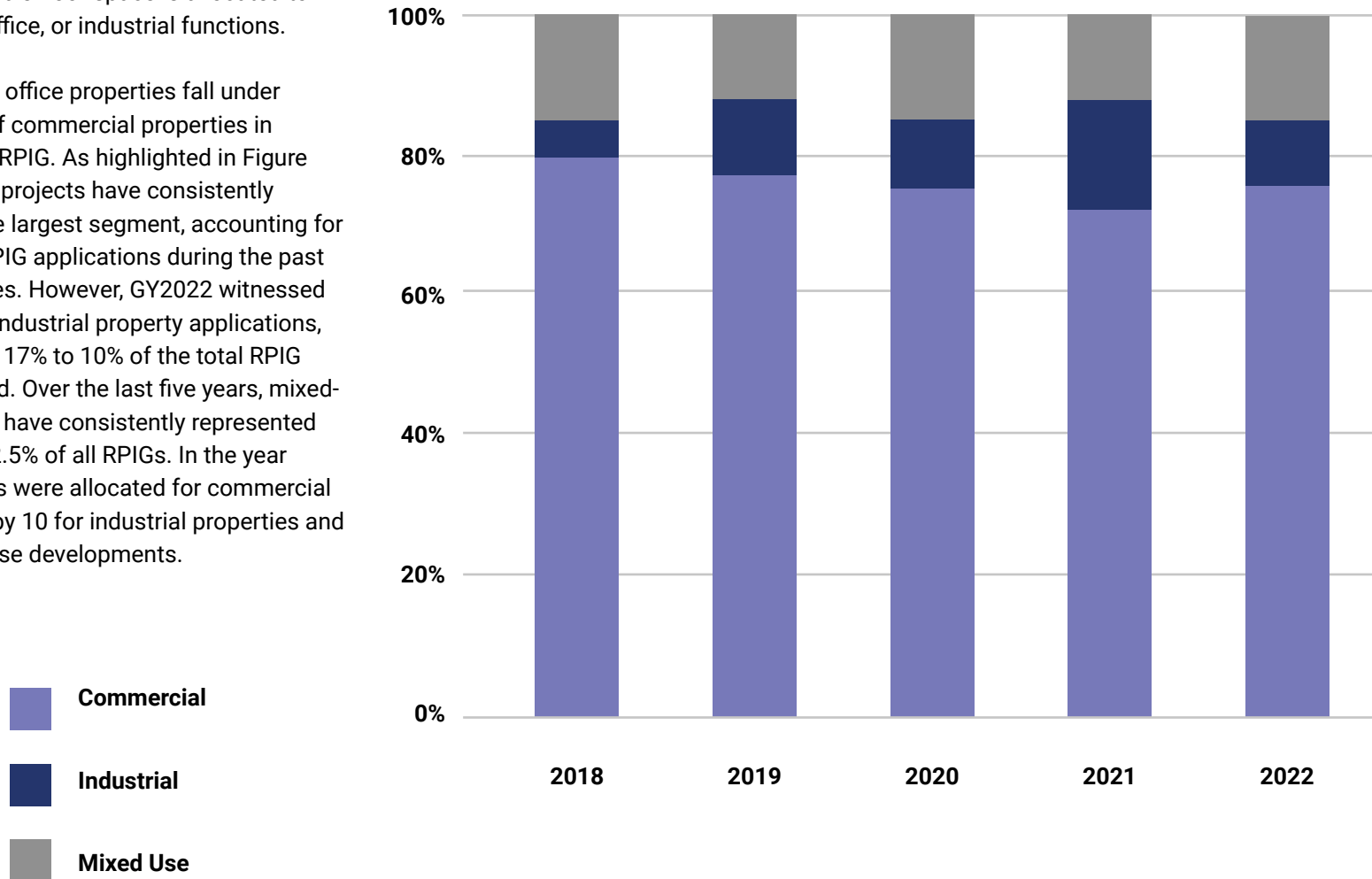


# GY2022 RPIG by Property End Use

RPIG funding is exclusively accessible for investments into commercial, industrial, or mixed-use properties, where a minimum of 30% of the usable floor space is allocated to commercial, office, or industrial functions.

Both retail and office properties fall under the category of commercial properties in the context of RPIG. As highlighted in Figure 3, commercial projects have consistently constituted the largest segment, accounting for over 70% of RPIG applications during the past five grant cycles. However, GY2022 witnessed a decrease in industrial property applications, declining from 17% to 10% of the total RPIG awards granted. Over the last five years, mixed-use properties have consistently represented between 10-12.5% of all RPIGs. In the year 2022, 82 RPIGs were allocated for commercial use, followed by 10 for industrial properties and 12 for mixed-use developments.

**Figure 3:**  
RPIG Application by Property End Use, 2018-222



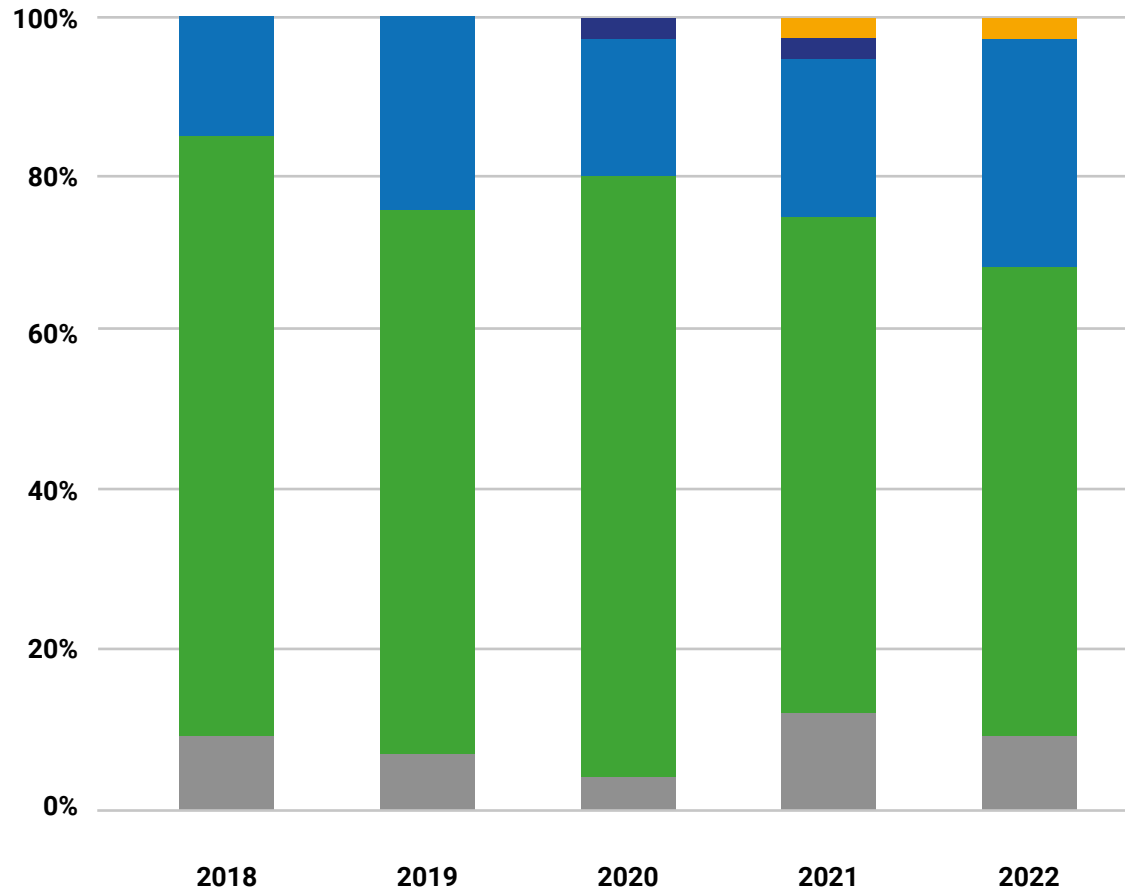
# GY2022 RPIG by Project Type

Property enhancements that are eligible for RPIGs encompass new construction, rehabilitation of existing structures, expansion of current buildings or facilities, and solar projects. Figure 4 illustrates the distribution of RPIG awards based on the type of property improvement across the last five grant cycles. Solar-only projects were introduced as eligible in GY2020, accompanied by a new and lower-threshold for projects involving solar installations.

Throughout the past five years, the largest portion of grants awarded has consistently been directed towards rehabilitation projects, closely trailed by new construction initiatives. In GY2022, investors undertaking the expansion of existing buildings or facilities accounted for 9% of the granted awards, while solar-only projects secured the smallest share of grant awards. The substantial count of rehabilitation projects attests to the program's efficacy in accomplishing its goals of revitalization.



**Figure 4:**  
RPIG Applications by Project Type, 2018-2022



# GY2022 RPIG by End Use and Project

There are multiple factors contributing to why rehabilitations of commercial spaces make up the majority of RPIG awards. Numerous enterprise zones encompass downtown areas and commercial corridors, fostering a significant number of small- and mid-size commercial rehabilitation projects spanning retail, restaurants, office spaces and other commercial uses. In these zones, resources like the Virginia Main Street program or local rehabilitation tax incentives often encourage adaptive reuse and rehabilitation as opposed to demolition and new construction. During the 2022 grant cycle, the average highest QRPI for expansion projects reached \$15.18 million. This was succeeded by new construction, averaging over \$9 million, and rehabilitation, which estimated \$1.16 million. In this cycle, rehabilitation and expansion projects involving solar did not receive any grant applications, however, there was a solitary solar-only project with a QRPI of \$69,760.

The average grant award by property improvement exhibited a distinct pattern: new construction projects held the highest average RPIG at \$113,724, followed by the expansion of existing facilities with an average award of \$101,288 and rehabilitation projects with an average RPIG of \$79,514. The single solar-only project garnered a grant award of \$13,952. Mixed-use new construction and mixed-use expansion projects secured the most substantial average RPIGs, each averaging around \$200,000. They were trailed by industrial rehabilitation projects in terms of average grant amounts.

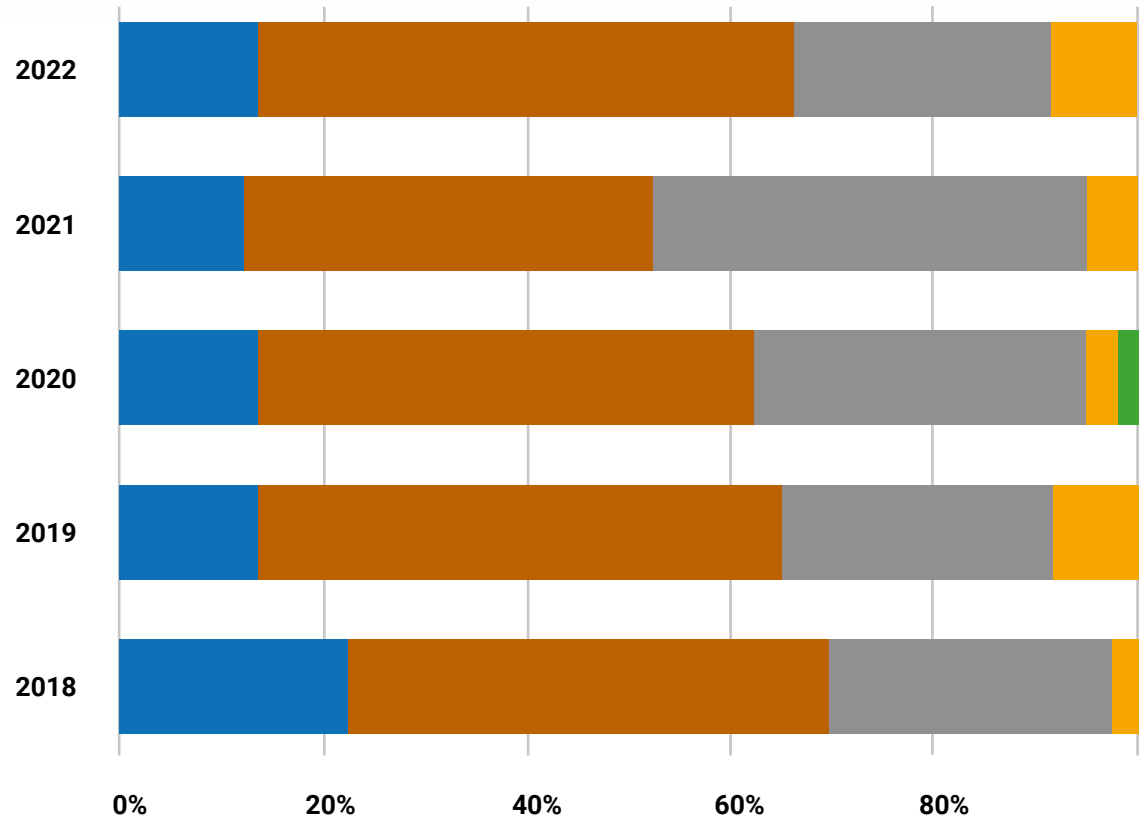


# GY2022 RPIG by Qualified Zone Investors

“Qualified Zone Investors” include property owners (occupant or non-occupant), owners of space within a larger building or facility (condominium), tenants leasing space and capitalizing any improvements made to that space and developers capitalizing their investment before the property is sold. As Figure 5 shows, non-occupant property owners have been the most common type of qualified zone investor in the previous five years, excluding GY 2021. The owner-occupant was the second highest type of qualified property investor followed by tenants improving leased space and developers. GY2022 did not have any qualified applicants that own space within a building.

VEZ requires that investors capitalize and/or expense their investment to qualify for RPIGs. The program is not open to developers who will not be expensing and/or capitalizing hard cost real property investments, which is one reason why the percentage of developers making up total qualified zone investors tends to be lower.

**Figure 5:**  
Application by Type of Zone Investor, 2018-2022



# GY 2022 Job Creation Overview

In GY2022, a total of \$1,795,246 in Job Creation Grants (JCGs) were provided to 38 businesses, a breakdown of which is presented in Table 5. JCG requests accounted for 16% of the overall requested and awarded funds.

making them contributors to job creation. These job generators were geographically dispersed throughout Virginia, with operations located in the cities of Newport News and Hopewell, and the counties of Henry and Pittsylvania.

Within this cycle, a single company applied for the maximum allowable number of positions (350) eligible for JCG awards. Three additional companies submitted applications for positions ranging from 200-349,

**Table 5: Job Creation Grant Summary, 2018-2022**

YEAR	2018	2019	2020	2021	2022
<b>Qualified Businesses</b>	55	54	42	50	38
<b>Jobs Created (PFTPs)</b>	2,108	1,519	825	1,362	825
<b>Total Awards</b>	\$2,696,732	\$2,927,324	\$1,930,431	\$2,493,393	\$1,795,246
<b>Award per Job Created</b>	\$1,279.28	\$1,926.58	\$2,339.75	\$1,830.69	\$2,176.06
<b>Average New Jobs per Firm</b>	38	28	20	27	22
<b>Total Qualified Jobs</b>	4,543	4,676	2,740	4,115	2,745
<b>Average Qualified Jobs per Firm</b>	83	87	65	82	72

*\*\*Jobs Created PFTPs is a year over year look at jobs created by firms applying. Total Qualified Jobs is the total amount of jobs created by companies in current year, prior to subtracting the four-job-minimum threshold.*



# GY2022 JCG by Wage Rates

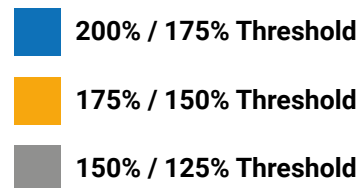
Job Creation Grant (JCG) award amounts are determined based on wage rates for newly created positions within eligible firms. In HUAs, businesses creating new positions with wages between 125-149% of the minimum wage are eligible for a grant award of \$500 per position. For businesses paying employees at 175% or above the minimum wage, the grant amount becomes \$800 per eligible position.

For areas outside of HUAs, eligible businesses must pay their employees at least 150% of the minimum wage to qualify for a grant award. Higher grant amounts are available for positions paid at over 175% of the minimum wage. Certified business firms throughout Virginia that adhere to regulations stipulated by the director of the Virginia Department of Small Business and Supplier Diversity, per subdivision 8 of § 2.2-1606 of the Code of Virginia, can apply the reduced wage rate threshold (125% of minimum wage) to meet the criteria for the \$500 grant amount.

During the 2022 grant cycle, the JCG minimum wage thresholds were adjusted to align with increased minimum wage rates. As Figure 6 illustrates,

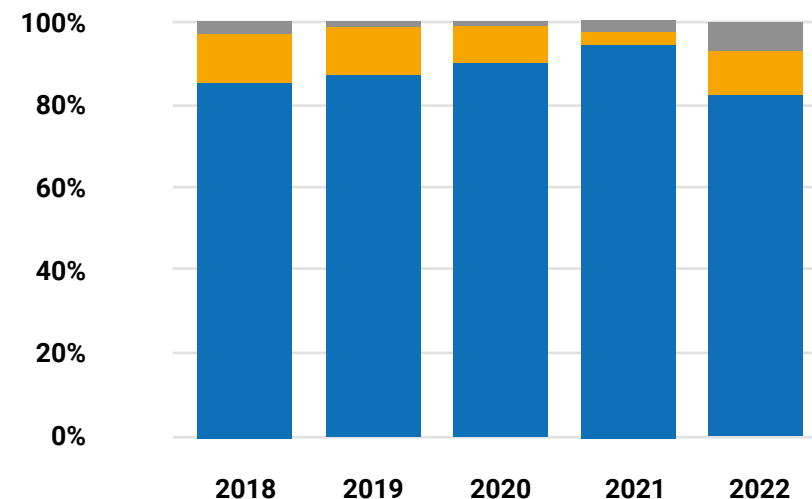
approximately 7% (249 jobs) of all jobs in applying companies were in HUA localities, qualifying for a \$500 grant per eligible position by exceeding 125% of the minimum wage. There were no SWaM applications for GY2022. Roughly 11% (380 jobs) of total jobs met or exceeded 150% of the minimum wage, resulting in a \$500 grant award per eligible position. In line with previous years, the majority of jobs, approximately 82% (2,823 jobs), earned at least 175% of the minimum wage, leading to an \$800 grant award per eligible position. This shift from previous years is likely due to the increased minimum wage requirements in Virginia.

Of the 54 designated localities (excluding towns within these counties), approximately eight were designated as HUAs for GY2022. Firms within three of these HUAs submitted JCG applications, accounting for 21% of the total grant awards granted. For a comprehensive list of GY2022 HUA localities, refer to Appendix B.



*\* For GY2022 the minimum threshold for wages was lowered to 175% - 150% - 125%. Based on total jobs for companies applying for grants during GY 2022: 3,451.3 jobs.*

**Figure 6: JCG Total Jobs Wage Rates, 2018-2022**

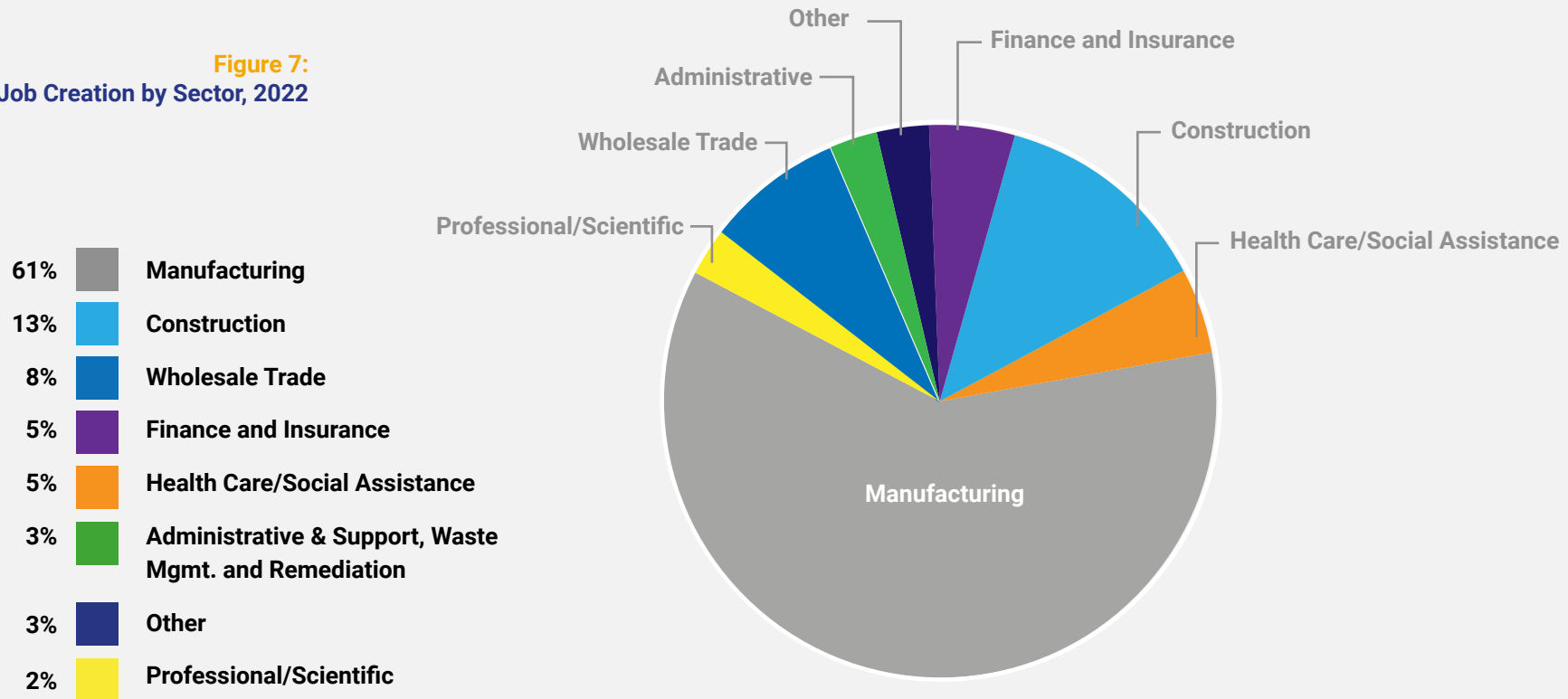


# GY2022 JCG by Sector

The industry sector of each recipient entity of Job Creation Grants (JCGs) is classified using the North American Industry Classification System (NAICS) codes. Similar to prior grant cycles, in GY2022, manufacturers (NAICS 300) accounted for the largest proportion of qualified firms, comprising 61% of all grantees. Following this, the construction sector (NAICS 236-238) constituted the second-largest share, making up 13% of the total qualified firms, as depicted in Figure 7.

Health Care/Social Assistance (NAICS 621-624), Professional/Other Services (NAICS 541), Wholesale Trade (NAICS 423-425), Administrative (NAICS 561-562), and Finance and Insurance (NAICS 521-525) collectively represented the remaining 25% of jobs generated, each contributing no more than three jobs per business sector.

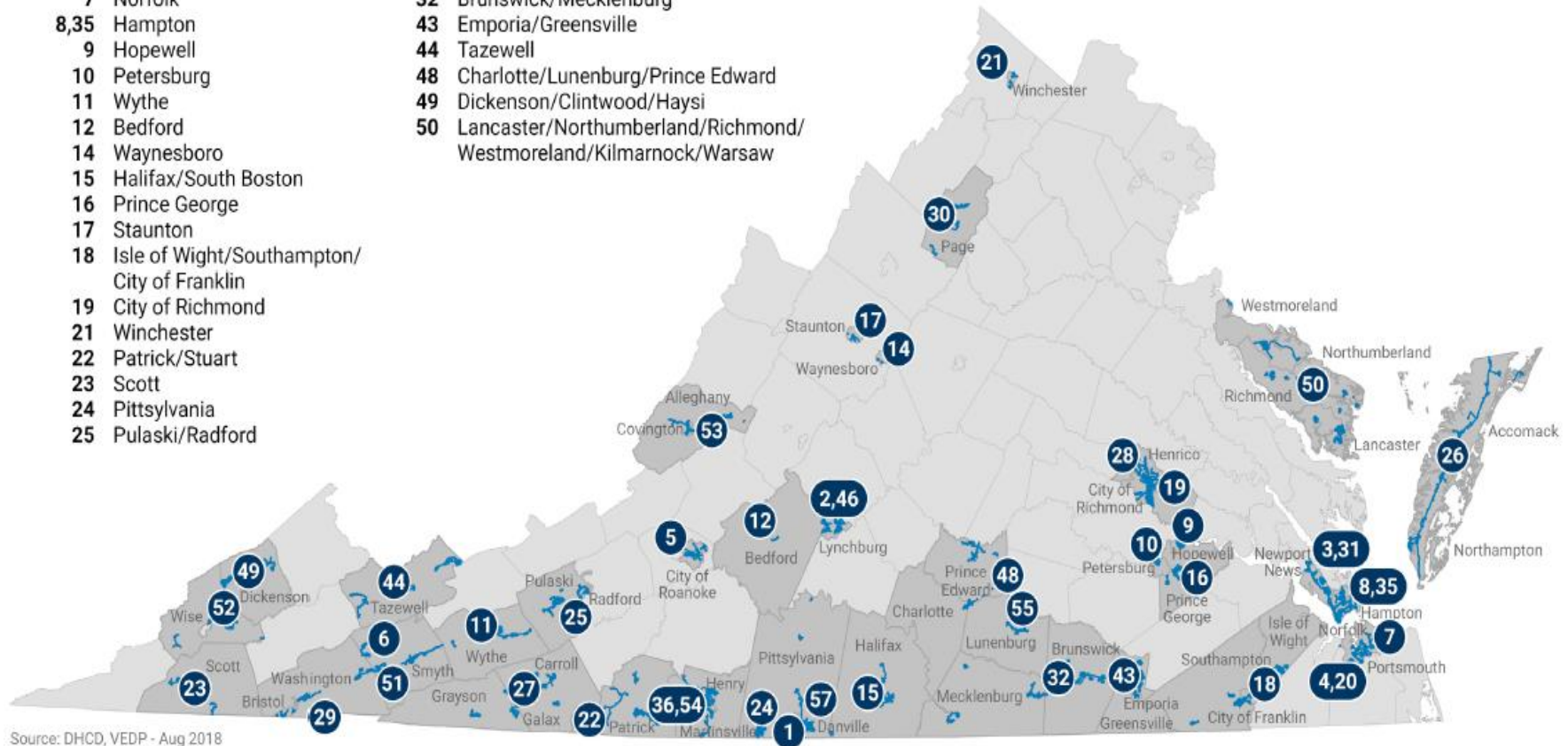
**Figure 7:**  
Job Creation by Sector, 2022



All information in this report is sourced from the Enterprise Zone Administration Database and stems from data generated by Local Zone Administrators (LZAs), businesses, and investors via incentive applications. The following sections of the annual report consist of a range of appendices that outline the contributions of our local partners to the program's achievements.

# Appendix A | Enterprise Zones

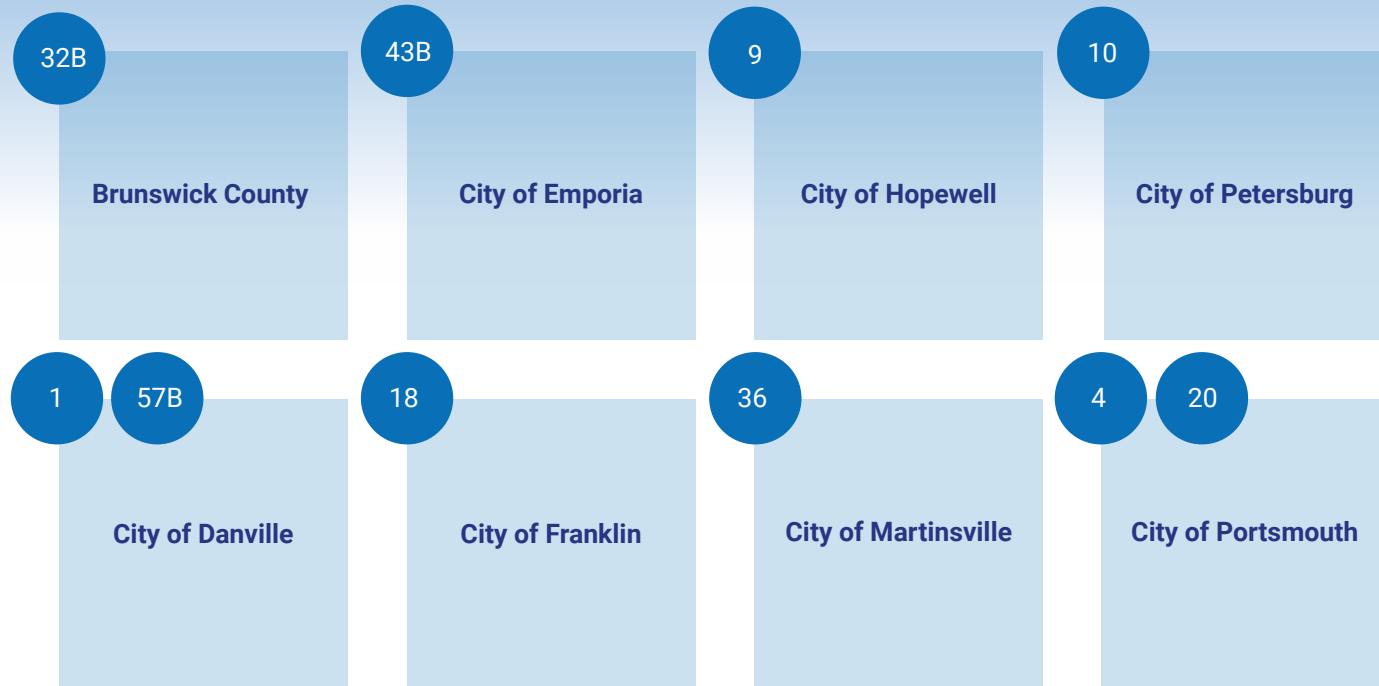
- |   |   |  |
|---|---|--|
| 1 Danville  | 26 Accomack/Northampton   | 51 Smyth/Washington/Chilhowie/Glade Spring |
| 2,46 Lynchburg                                    | 27 Carroll/Galax/Grayson  | 52 Wise                                    |
| 3,31 Newport News                                 | 28 City of Richmond/Henrico   | 53 Alleghany/Covington/Clifton Forge       |
| 4,20 Portsmouth                                   | 29 Bristol  | 55 Lunenburg/Kenbridge/Victoria            |
| 5 City of Roanoke                                 | 30 Page   | 57 Pittsylvania/Danville                   |
| 6 Saltville/Smyth                                 | 36,54 Martinsville/Henry  |  |
| 7 Norfolk   | 32 Brunswick/Mecklenburg  |  |
| 8,35 Hampton                                      | 43 Emporia/Greenville   |  |
| 9 Hopewell  | 44 Tazewell   |  |
| 10 Petersburg                                     | 48 Charlotte/Lunenburg/Prince Edward                                    |  |
| 11 Wythe  | 49 Dickenson/Clintwood/Haysi  |  |
| 12 Bedford  | 50 Lancaster/Northumberland/Richmond/<br>Westmoreland/Kilmarnock/Warsaw |  |
| 14 Waynesboro                                     |   |  |
| 15 Halifax/South Boston                           |   |  |
| 16 Prince George                                  |   |  |
| 17 Staunton                                       |   |  |
| 18 Isle of Wight/Southampton/<br>City of Franklin |   |  |
| 19 City of Richmond                               |   |  |
| 21 Winchester                                     |   |  |
| 22 Patrick/Stuart                                 |   |  |
| 23 Scott  |   |  |
| 24 Pittsylvania                                   |   |  |
| 25 Pulaski/Radford                                |   |  |



Source: DHCD, VEDP - Aug 2018

- Enterprise Zone Designation
- Enterprise Zone Boundary
- Locality with Enterprise Zone

# Appendix B | High Unemployment Areas (HUAs)



The following communities in joint zones are **NOT HUAs**, businesses in these communities are **NOT ELIGIBLE** for the read reduced threshold.

- Greensville County
- Henry County
- Isle of Wight County
- Mecklenburg County
- Pittsylvania County
- Southampton County

# Appendix C | Zone Highlights



## **Accomack County – Northampton County (#26)**

Coastal Precast Systems in Northampton County received JCG funds for the second year for creating a total of 31 new jobs.

## **Alleghany County – Covington (Town) – Clifton Forge (Town) (#53)**

Schaeffer Rolls received JCG funds for the third year for creating a total of 17 new jobs in Alleghany County.

## **Bedford (Town) (#12)**

With a private investment of over \$143,000, Proprietors Group of Bedford received RPIG funds for the rehabilitation of a mixed-use building.

## **Bristol (City) (#29)**

Qualifying for the third year in a row, American Merchant received a total of \$17,691 in JCG funds for creating 28 new jobs total. Lux Enterprises received \$11,456 after qualifying for a second year in a row and creating 18 new jobs in total.

## **Brunswick County – Mecklenburg County (#32B)**

RLB Holdings 21 LLC received \$93,421 in RPIG funds for a new construction with an investment of over \$967,100 in Brunswick County. In Mecklenburg County, a company doing business as South Hill VA LLC (NWC E Atlantic and Peebles) received \$69,632 in total RPIG funds with a private investment of over \$848,160.

## **Carroll County – Galax (City) – Grayson County (#27)**

JMB Investment Company invested over \$1.2 million in Carroll County on the construction of a new retail building and received \$100,000 in RPIG funds.

## **Charlotte County – Lunenburg County – Prince Edward County (#48)**

In Charlotte County, VASDC Property LLC invested over \$7.5 million in the construction of a new manufacturing facility in the Heartland Industrial Park and received \$200,000 in RPIG funds. In Prince Edward County,

Fishin' Pig invested over \$48,400 in qualified investments for the rehabilitation of a building for their new restaurant location and received \$69,681 in RPIG funds.

## **Danville (City) (#1)**

JKCROPPP LLC and Memorial HTC LLC received \$100,000 and \$200,000 in RPIG funds, respectively. Infinity Global received JCG funds for the third qualifying year for creating a total of 28 new jobs.

## **Dickenson County – Clintwood (Town) – Haysi (Town) (#49)**

JMB Investment Company LLC invested over \$1 million and received \$100,000 in RPIG funds in Clintwood.

## **Emporia (City) – Greenville County (#43)**

In the city of Emporia, 95/58 Emporia Partners LLC received RPIG funds in the amount of \$51,825 after investing \$359,125 in qualified investments on the rehabilitation of a commercial building.



**Halifax County – South Boston (Town) (#15)**

Two businesses received JCG funds for a total of \$24,776. Gloster Furniture created 24 total new jobs and qualified for and received JCG funds for the third consecutive year. Rogers Heating & Cooling Inc. created a total of 14 jobs. Four businesses received a total of \$211,589 in RPIG funds, including KelMar Properties LLC, who invested over \$2.1 million in qualified improvements. Clarksville Auto LLC invested over \$633,484 to qualify for RPIG funds.

**Hampton (City) (#8) (#35)**

In Hampton's Zone 8, three businesses received a total of \$149,126 in RPIG funds, including Hago Properties 2 LLC, who invested over \$1.22 million in qualified improvements on the rehabilitation of a commercial building. In zone 35, the Hampton Roads Center Zone, KATO Fastening Systems Inc. invested over \$1.25 million in qualified improvements and received \$100,000 in total RPIG funds. Magruder Landing Development Company LLC also received \$100,000 in total RPIG funds after investing over \$1.02 million in qualified improvements.

**Henrico County – Richmond (City) (#28)**

Sixteen businesses in Henrico County received a total of \$1,268,422 in RPIG funds. Ten of those businesses received the maximum grant amount for each respective investment threshold. Kenmore Envelope Company Inc. received JCG funds for the fourth consecutive year after creating a total of 61 new jobs. In Richmond's zone, 10 businesses received a total of \$887,635 in RPIG funds. Six of those businesses received the maximum grant amount for each respective investment threshold, including Apple Seven SPE Richmond Inc., who completed a hotel renovation and invested over \$8.31 million in qualified improvements.

**Henry County – Martinsville (City) (#36) (#54)**

Henry County's Zone 36 had three JCG recipients, including Carter Bank, who qualified for and received JCG funds for the fifth year in a row and has created 65 new jobs in that time. Monogram Foods received \$102,401 in JCG funds for creating 186 new jobs in 2022. Eastman Performance Films received \$100,000 in total RPIG

funds after investing \$924,443 in the expansion of an industrial property. In Henry County's zone 54, Press Glass qualified for and received JCG funds for the third year in a row for creating over 225 jobs in that time. In Martinsville's zone 36, Smith Wholesale received \$100,000 in RPIG funds for the rehabilitation of the former Martinsville newspaper building.

**Hopewell (City) #9**

AdvanSix received JCG funds for the fourth year in a row, receiving a total of \$29,000 this year for creating 40 jobs total.

**Isle of Wight County – Franklin (City) – Southampton County (#18)**

ST Tissue LLC created new jobs and qualified for JCG funds for 10 consecutive years. This year, they received \$22,896 for creating over 32 jobs in the last five years.

**Lunenburg County – Kenbridge (Town) – Victoria (Town) (#55A)**

Southside Real Estate Holdings LLC in the town of Kenbridge received \$100,000 in RPIG funds after renovating a commercial building

and investing \$672,269 in qualified improvements.

**Lynchburg (City) (#2) (#46)**

Five businesses in Lynchburg's Zone 2 received RPIG funds for a total of \$352,306. Two businesses, 5 Parkwood Inc. and Sinclair Television Stations, received \$100,000, which is the maximum grant amount for businesses with a qualified investment under \$5 million. In Zone 46, PEC Real Estate LLC received \$100,000 in RPIG funds after investing over \$1 million in an expansion of their commercial property that is currently utilized by an ophthalmology practice.

**Newport News (City) (#3) (#31)**

Liebherr-America Inc. in Newport News' Zone 3 qualified for and received JCG funds for the tenth consecutive year. In the last five years, the company has created 119 new jobs total. S23 Holdings received \$68,304 in JCG funds, qualifying for the second consecutive year and creating a total of 89 new jobs. Canon Virginia, a manufacturer for Canon's office and consumer products, received \$103,096 in RPIG funds after investing over \$4.16 million



## Newport News (City) (#3) (#31) Continued

in qualified improvements for the renovation of one of its buildings. In addition, CCJ LLC invested \$670,856 in the renovation of a commercial building and received \$100,000 in RPIG funds. In Zone 31, two businesses received a total of \$128,926 in RPIG funds. Aery Aviation LLC received JCG funds for the second year, creating 62 jobs total and receiving a total of \$46,544 this year.

**Norfolk (City) (#7)**

Five businesses received a total of \$700,000 in RPIG funds. These businesses qualified to receive the maximum grant amount for the respective investment threshold, with three businesses receiving \$100,000 and two businesses receiving \$200,000 in RPIG funds. Provost Construction & Sons LLC received JCG funds for the fourth consecutive year after creating a total of 26 new jobs. In addition, Seaward Marine Corporation also received JCG funds for the fourth consecutive year. The company received \$70,328 this year for creating a total of 91 new jobs.

**Northern Neck Zone (Counties of Lancaster, Northumberland, Richmond and Westmoreland, and towns of Warsaw and Kilmarnock) (#50)**

Two businesses in the town of Warsaw received RPIG funds totaling of \$136,537. RLB Holdings 21 LLC received \$93,421 in RPIG funds for the new construction of a commercial building in Richmond County. In Westmoreland County, three businesses

received RPIG funds for a total of \$168,336. Horn Holdings LLC in Kilmarnock received \$43,351 in RPIG funds for the completion of a rehabilitation of administrative offices for retail hardware stores on the Northern Neck and Middle Peninsula.

**Patrick County – Stuart (Town) (#22)**

Ten Oaks LLC received \$100,000 in RPIG funds after completing an expansion of their floor manufacturing plant, which included construction of a stacking facility and over \$1.68 million in qualified investments.

**Petersburg (City) (#10)**

Two companies, Mitchell Row LLC and South Street Partners LLC, received \$100,000 each in RPIG funds, the maximum amount for investments under \$5 million.

**Pittsylvania County – Danville (City) (#57)**

In Pittsylvania County, Aerofarms received \$200,000 in RPIG funds after completing construction of their new agricultural manufacturing facility, which included over \$23 million in qualified investments. The company also received \$26,512 in JCG funds after creating 37 new jobs. In Danville, four businesses received a total of \$233,839 in JCG funds, including Litehouse Inc., who received JCG funds for the second consecutive year after creating 94 jobs in total.

**Portsmouth (City) (#4) (#20)**

Four businesses received a total of \$409,680 in RPIG funds in the city of Portsmouth's Zone 4. Marcom Services qualified for and received JCG funds for the fourth year in a row after creating a total of 45 jobs. In Zone 20, PER Associates Inc. also received JCG funds for the fourth year in a row after creating a total of 19 jobs. CF Partnership invested over \$1.19 million in the new construction of a warehouse building and received \$100,000 in RPIG funds.

**Prince George County (#16)**

RLB Holdings 22 LLC received \$100,000 in RPIG funds for the construction of retail property after investing over \$1.13 million in qualified investments. NVR Inc. received JCG funds for the fourth consecutive year. The company received \$135,352 in JCG funds this year after creating 173 total jobs in the last four years.

**Pulaski County – Radford (City) (#25)**

In Pulaski County, SPS Land LLC completed a new construction for a retail commercial property. The company invested over \$949,660 and received a total of \$89,993 in RPIG funds. Oransi received JCG and RPIG funds in the city of Radford. The company created 13 jobs and invested over \$315,000 in qualified investments.

**Richmond (City) (#19)**

LVI Investments received \$400,000 in RPIG funds for the new construction of two mixed-use buildings. In addition, 613 Stockton Street Tenant LLC received \$100,000 for the rehabilitation of a mixed-use building that includes office and commercial space, as well as two residential units.

**Roanoke (City) (#5)**

Five businesses received a total of \$600,000 in RPIG funds. These businesses qualified to receive the maximum grant amount for the respective investment threshold, with four businesses receiving \$100,000 each and one business receiving \$200,000 in RPIG funds for a private investment of over \$6.4 million in the historic restoration of the First National Bank building (completed by JS Project LLC).

**Scott County (#23)**

VFP Inc., a production facility for equipment shelters and modular structures, received both JCG and RPIG funds this year. With a total qualified investment of over \$1.89 million, the company received \$100,000 in RPIG funds and \$22,814 in JCG funds after creating 48 total jobs.

**Staunton (City) (#17)**

Duffy Pappas received \$35,603 in RPIG funds for the rehabilitation of a mixed-use building.

**Tazewell County (#44)**

Simmons Equipment received JCG funds for a third year in a row for creating a total of 32 jobs in the last three years. The Happy Goat LLC, a commercial retail business, received \$27,566 in RPIG funds.

**Washington County – Chilhowie (Town) – Glade Spring (Town) – Smyth County (#51)**

In the Washington County portion of the zone, three businesses received a total of \$233,542 in RPIG funds, including Blue Mountain Therapy. The company also received JCG funds for the second year, and after creating a total of 24 jobs, the company received \$16,720 in JCG funds. Scholle IPN Packaging in Smyth County received JCG funds for a third consecutive year after creating a total of 35 jobs in that time. In addition, Speyside Bourbon Cooperage also received JCG funds for a third consecutive year. The company received \$28,400 after creating a total of 39 jobs.

**Winchester (City) (#21)**

Front Royal Brewing Company, dba Vibrissa Beer, received \$100,000 in RPIG funds after investing over \$1.1 million in qualified investments on the rehabilitation of a building for their second location. OTW LLC also received \$100,000 in RPIG funds, and the company invested over \$1.18 million in qualified investments to renovate a 1950 commercial building that is fully occupied with a restaurant and office space on the ground floor and 10 extended-stay apartments on the second and partial third floors.

**Wise County (#52)**

Earthlink received \$43,830 in RPIG funds and NDT Properties LLC received \$100,000 in RPIG funds after the completion of the renovation of their commercial building that currently is leased to a pizza restaurant.

**Wythe County (#11)**

The Millwald Theatre, a performing arts center, underwent renovation with a total of over \$2.17 million in qualified investments. Millwald Theatre Landlord LLC received \$100,000 RPIG funds for the completion of the renovation.

# Appendix D-Incentive Utilization

Zone Information					Number of Incentives Per Year					Summary of 2022 Grants	
Zone #	Community	Acreage	Designation	Expiration	2022	2021	2020	2019	2018	\$ Amt.	% of Total
48	Charlotte County	773	2000	2024	1	0	0	1	0	\$200,000.00	1.79%
	Lunenburg County	405			0	0	0	0	0	\$0.00	0.00%
	Prince Edward County	2,859			1	0	3	2	6	\$69,681.35	0.62%
49	Dickenson County	3,645	2000	2024	0	0	0	0	0	\$0.00	0.00%
	Town of Clintwood	237			1	0	0	0	0	\$100,000.00	0.90%
	Town of Haysi	163			0	0	0	0	0	\$0.00	0.00%
50	Town of Warsaw	961	2000	2024	2	1	4	3	3	\$136,537.42	1.22%
	Lancaster County	3,696			0	0	1	0	0	\$0.00	0.00%
	Northumberland County	2,496			0	1	0	0	1	\$0.00	0.00%
	Richmond County	1,140			1	0	0	3	0	\$93,421.92	0.84%
	Westmoreland County	3,786			3	2	2	2	0	\$168,336.00	1.51%
	Town of Kilmarnock	374			1	3	0	1	0	\$43,351.29	0.39%
51	Smyth County	3,572	2000	2023	3	4	2	3	5	\$139,833.71	1.25%
	Washington County	3,594			4	2	1	0	0	\$250,262.81	2.24%
	Town of Chilhowie	505			0	0	0	0	0	\$0.00	0.00%
	Town of Glade Spring	289			0	1	1	0	0	\$0.00	0.00%
53	Alleghany County	3,608	2001	2025	1	2	0	3	0	\$10,992.00	0.10%
	Town of Clifton Forge	246			0	0	1	1	0	\$0.00	0.00%
	City of Covington	639			0	0	3	1	3	\$0.00	0.00%
54	Henry County	2934	2001	2025	2	1	2	7	0	\$182,437.58	1.64%
	City of Martinsville	527			0	0	2	2	4	\$0.00	0.00%
55	Lunenburg County	364	2001	2025	0	0	0	0	1	\$0.00	0.00%
	Town of Kenbridge	310			1	0	0	0	0	\$100,000.00	0.90%
	Town of Victoria	220			0	0	0	0	0	\$0.00	0.00%
57	Pittsylvania County	3,428	2001	2025	5	3	4	0	1	\$681,384.00	6.11%
	City of Danville	1,608			4	4	3	1	2	\$233,839.00	2.10%
22	Patrick County	3,621	2002	2021	1	0	0	0	2	\$100,000.00	0.90%
	Town of Stuart	176			0	0	0	0	0	\$0.00	0.00%
28	City of Richmond (North)	3,588	2003	2022	11	15	22	35	34	\$889,419.93	7.97%
	Henrico County	3,811			17	13	17	12	16	\$1,314,558.41	11.79%
1	City of Danville	1,911	2004	2023	3	7	8	9	5	\$319,664.00	2.87%
2	City of Lynchburg	2,198	2004	2023	5	10	11	9	10	\$352,306.32	3.16%
3	City of Newport News	3,839	2004	2023	4	10	15	14	12	\$175,470.71	1.57%
5	City of Roanoke	1,904	2004	2023	6	7	11	7	11	\$614,560.00	5.51%
6	Smyth County	619	2004	2024	0	0	0	0	0	\$0.00	0.00%
	Town of Saltville	357			0	0	0	0	0	\$0.00	0.00%
8	City of Hampton	3,233	2005	2024	3	3	3	10	11	\$149,126.79	1.34%
9	City of Hopewell	2,183	2005	2024	1	2	2	2	0	\$29,000.00	0.26%
10	City of Petersburg	922	2005	2024	2	2	1	3	3	\$200,000.00	1.79%

Appendix D | Incentive Utilization (Continued)

11	Wythe County	3,421	2005	2024	1	3	3	3	4	\$100,000.00	0.90%
12	Town of Bedford	636	2005	2024	1	0	1	0	1	\$8,779.44	0.08%
14	City of Waynesboro	608	2008	2027	0	0	2	2	1	\$0.00	0.00%
15	Halifax County	2,853	2008	2027	5	5	4	6	3	\$236,365.14	2.12%
52	Wise County	3,808	2008	2027	2	1	0	1	0	\$143,830.40	1.29%
4	City of Portsmouth	1,468	2010	2029	5	4	3	4	4	\$442,968.14	3.97%
7	City of Norfolk	2,371	2010	2029	7	8	13	14	8	\$788,520.00	7.07%
16	Prince George County	3,754	2010	2029	2	2	1	4	2	\$235,352.00	2.11%
17	City of Staunton	699	2010	2029	1	2	3	2	2	\$35,603.72	0.32%
18	City of Franklin	878	2010	2029	0	2	0	1	2	\$0.00	0.00%
	Southampton County	3412			0	0	0	0	3	\$0.00	0.00%
	Isle of Wight County	2,438			1	1	1	1	1	\$22,896.00	0.21%
24	Pittsylvania County	3,132	2010	2029	0	0	0	0	0	\$0.00	0.00%
19	City of Richmond (South)	3,611	2013	2032	3	6	7	3	7	\$500,000.00	4.48%
43	Greensville	3,280	2013	2032	0	0	0	0	0	\$0.00	0.00%
	City of Emporia	631			1	2	0	1	2	\$51,825.00	0.46%
20	City of Portsmouth	3,659	2014	2033	2	3	2	3	1	\$112,632.00	1.01%
21	City of Winchester	607	2014	2033	2	0	1	2	2	\$200,000.00	1.79%
23	Scott County	3,133	2014	2033	2	1	0	0	1	\$122,814.00	1.10%
25	Pulaski County	3,748	2014	2033	2	4	3	4	3	\$104,469.40	0.94%
	City of Radford	1,289			2	2	4	2	3	\$50,706.40	0.45%
26	Accomack County	3,361	2015	2034	0	0	0	1	3	\$0.00	0.00%
	Northampton County	2,993			2	2	1	2	4	\$55,784.00	0.50%
27	Carroll County	3,658	2015	2034	1	0	0	0	0	\$100,000.00	0.90%
	Grayson County	1,231			0	1	0	0	0	\$0.00	0.00%
	City of Galax	638			0	1	3	0	0	\$0.00	0.00%
29	City of Bristol	634	2015	2034	2	3	4	5	1	\$29,147.00	0.26%
30	Page County	2,084	2015	2034	0	0	4	0	0	\$0.00	0.00%
31	City of Newport News	3,236	2015	2034	3	2	2	5	10	\$363,968.09	3.26%
32	Mecklenburg County	2,738	2016	2035	1	2	1	1	0	\$69,632.24	0.62%
	Brunswick County	273			1	1	1	0	2	\$96,348.99	0.86%
35	City of Hampton	3,636	2016	2035	2	3	2	10	7	\$200,000.00	1.79%
36	Henry County	3,840	2016	2035	4	3	4	7	8	\$279,981.00	2.51%
	City of Martinsville	630			1	0	1	2	1	\$100,000.00	0.90%
44	Tazewell County	3,786	2016	2035	2	2	2	1	2	\$47,174.00	0.42%
46	City of Lynchburg	2,176	2016	2035	1	5	4	3	3	\$100,000.00	0.90%

**142**  
Number of Incentives  
Per Year (2022)

**Summary of 2022 Grants** **100%**  
**Amount: \$11,152,980.20**

# Appendix E | Local Incentives

## Accomack County #26A

- Expedited plans review for county permits
- Marketing assistance
- Rebate of County permit fees
- License fee rebate
- Landfill rebate fee
- Real Property Improvement Grant
- Personal Property/Tools & Machinery Grant
- Property Acquisition Discount
- Bond conduit issuer fee exemption
- New jobs incentive (Accomack County Industrial Park)
- Site acquisition cost discount (Accomack County Industrial Park)
- Discounted sewer hookup feeds and rates (Accomack County Industrial Park)

## Alleghany County #53A

- Building permit fee reimbursement
- Rezoning fee reimbursement
- Real estate tax reduction
- Utility consumer tax reduction
- Business license tax reduction
- Machinery and tools tax reduction

## Bedford (Town) #12

- Real property improvement incentive
- Downtown property improvement incentive
- Downtown façade and signage incentive
- Equipment and jobs incentive
- Zoning fees waiver
- Sign fees waiver
- Business license fees waiver

## Bristol (City) #29

- Accelerated permit processing
- Job training assistance
- Design assistance
- Façade improvement grant
- Business location assistance
- Rehabilitated real estate 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
- Site purchase discount
- Machinery and tools tax grant
- Real estate reinvestment grant

## Chilhowie (Town) #51C

- Building permit fee waiver
- Economic stimulus grant
- Water and sewer cost reductions
- BPOL tax credit
- Partial real estate tax exemption

## Clifton Forge (Town) #53C

- Building permit fee reimbursement
- Rezoning fee reimbursement
- Real estate tax reduction
- Utility consumer tax reduction
- Business license tax reduction
- Machinery and tools tax reduction

## 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 and #57B

- Building permit fee waiver
- Machinery and tools tax rebate
- Industrial development grant

**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

**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
- Building rehabilitation tax incentive
- Machinery and tools tax rebate
- Electric utility tax rebate
- Building code and land use development fees rebate
- Fast track permitting process

**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 waiver
- Discounted land buy-down
- Real estate tax grant
- 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
- Hospitality stimulus program

**Hampton (City) #8 and #35**

- Capital investment grant
- Business, professional and occupational license fee rebate
- Refund of local utility taxes
- Coliseum physical improvement grant
- Coliseum central cooperative advertising program and security improvement grant
- Façade improvement grants
- Manufacturing and innovation grant
- NASA Langley Research Center Technology grant
- Downtown Hampton and Phoebus Retail Incentive grants

**Henrico County #28B**

- Accelerated permit processing and design assistance
- Rehabilitation real estate tax exemption
- Employment and training assistance
- Architectural design assistance
- Program for façade and exterior (landscaping) improvements
- Building demolition and site preparation grant
- Crime prevention through environmental design
- Freestanding signage grants
- Offsite improvement grants for draining, water and sewer, extending broadband and construction or replacement of sidewalks
- Parking lot sealing and paving and landscaping grant
- Partial real estate tax exemption
- Permit and plan review fee waivers
- Fire safety seminars for small businesses
- Commercial revitalization staff assistance
- Training seminars for businesses



**Henry County #46A and #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 waiver
- Partial business, professional and occupational license fee waiver
- Machinery and tools tax rebate
- Partial real estate tax exemption
- 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 waivers
- 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
- Tax-exempt industrial revenue bonds
- Workforce training opportunities
- Reduced/waived land cost in county industrial parks
- Reduced/waived cost of water and sewer extension
- Reduced/waived cost of water and sewer connection fees
- Real estate tax rebate
- Machinery and tax rebate

**Lynchburg (City) #46**

- Real estate rehabilitation program
- Local enterprise zone redevelopment program
- Local enterprise zone loan pool

**Martinsville (City) #36 and #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 (Town of South Hill and Mecklenburg County)
- Zoning permit fee waiver (Towns of Clarksville and La Crosse)
- Water and sewer connect fee refund
- Business license tax waiver (Town of La Crosse)
- 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
- Occupancy cost reduction for target industries
- Waiver of building permit and development fees
- Façade improvement grant program
- Commercial rehabilitation real estate property tax abatement
- Locally utility tax refund

**Newport News (City) #31**

- Expansion/relocation cost reduction incentive
- Business, professional and occupational license fee rebate
- Local utility tax refund
- Commercial rehabilitation real estate property tax abatement
- Façade improvement grant program
- Waiver of building permit and development fees

**Norfolk (City) #7**

- Building permit fee waiver
- Business, professional, and occupational license fee rebate
- Marketing opportunities
- Partial real estate tax exemption
- Utility consumption tax reduction
- Free recruiting provided by the city of Norfolk Department of Economic Development's Norfolk Works office.

**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 incentive

**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)**

- Mechanical, plumbing and building permit fee waiver
- Water and sewer permit fee waiver
- Water and sewer tap fee reduction
- Façade improvement grant
- Architectural assistance grant
- Machinery and tools tax reduction

**Pittsylvania County #24 and #57A**

- 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

**Portsmouth (City) #4**

- Business personal property investment grant
- Machinery and tools investment grant
- Development fee rebate
- Commercial façade loan program
- Corridor streetscape improvement incentive
- Mixed-use development incentive
- Commercial real estate rehabilitation tax exemption

**Portsmouth (City) #20**

- Business personal property investment grant
- Machinery and tools tax grant
- Real estate investment grant
- Commercial real estate rehabilitation tax exemption
- Environmental restoration site tax exemption
- Development fee rebate

**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 (Town of Farmville)

**Prince George County #16**

- Business, professional and occupational license tax credit
- Machinery and tools tax rebate
- Utility connection fee discount
- Zoning fee waiver

**Pulaski County #25**

- Building and equipment financing
- Rebate of water and sewer connection fees
- Reduction of water and sewer charges per month
- Building fee waivers
- Industrial revenue bond financing

**Radford #25**

- Utility connect fee rebate
- Machinery & tools tax rebate
- Small business incentive grant
- Real estate tax relief

**Richmond (City) #19**

- Brownfields rebate
- Business relocation rebate
- Development fee rebate
- Employment assistance grant
- Loan fee rebate
- Machinery and equipment rebate

**Richmond County #50E**

- Capital investment and job creation incentives
- Partial real estate tax exemption
- Meals tax reimbursement
- Beautification grant
- Loan forgiveness program

**Roanoke (City) #5**

- Business security grant
- Permit fee rebates
- Façade, parking and landscaping improvement grant
- Fire suppression retrofit grant and connection fee rebate
- Partial real estate tax exemption
- Water and sewer and fire connection fee rebates

**Saltville (Town) #6A**

- Economic stimulus grant for manufacturers
- Building permit fee rebate
- Water and sewer cost reductions
- Real estate rehabilitation tax exemption
- BPOL tax credits (Town of Saltville)
- Tourism-business marketing incentive (Town of Saltville)
- Downtown revitalization grant (Town of Saltville)
- Broadband access connection
- Loan application assistance
- Training assistance

**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**

- Economic stimulus grant for manufacturers
- Building permit fee rebate
- Water and sewer cost reductions
- Real estate rehabilitation tax exemption
- BPOL tax credits (Town of Saltville)
- Tourism-business marketing incentive (Town of Saltville)
- Downtown revitalization grant (Town of Saltville)
- Broadband access connection
- Loan application assistance
- Training assistance

**Smyth County #51A**

- Economic stimulus grant for manufacturers
- Building permit fee rebate
- Water and sewer cost reductions
- Real estate rehabilitation tax exemption
- BPOL tax credits (Towns of Chilhowie and Marion)

**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**

- High tech business location and expansion
- Professional jobs grant
- Premier company location incentive
- Creative class/entrepreneurship
- Destination retail
- Minority business incentive
- Property tax exemption
- Increased property tax exemption for low impact development

**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
- 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 #51**

- Building permit fee waiver
- Real property tax exemption
- Rezoning permit fee waiver

**Waynesboro (City) #14**

- Local façade grants
- Local job creation grants
- 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 for vacant properties
- Commercial and mixed-use property rehabilitation grant
- Development fee rebates
- Entrepreneurship grant
- Commercial Façade improvement loans
- Professional job creation grant
- Major mixed-use development incentive
- Micro-enterprise loan pool
- New or expanding technology-driven business grant
- Major economic development project incentive
- Residential real estate improvement grant
- Exterior Improvement 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**

- Discounted land purchase price
- Reduced water rate
- Reduced wastewater rate
- Rebates of water connection fee
- Meals tax grant
- Lodging tax grant
- Building permit fee waiver
- Fast track permitting
- Joint IDA revolving loan fund interest rate reduction
- Annual grant to qualifying high-wage, high-investment, non-manufacturing operations

### **GRANT YEAR 2023**

Applications for Grant Year 2023 will be due April 1, 2024. Zone investors that created grant-eligible jobs in calendar year 2023 (January 1, 2023 - December 31, 2023) and zone investors that received final placed-in-service documentation for qualified real property investments in calendar year 2023 (January 1, 2023- December 31, 2023) are eligible for Grant Year 2023. Instruction manuals and Agreed Upon Procedures for the CPA Attestation are available in the Program Resources Section on Enterprise Zone webpage.

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