



Enterprise Zone Program

Overview

The Enterprise Zone (EZ) in West Chester allows for special tax incentives to be offered, by contract, to businesses that agree to invest in real and/or personal property and create or retain jobs within the Township. These incentives take the form of partial exemption, or reduction, **of taxes** generated by the new capital investment.

Project Eligibility

For-profit businesses that agree to establish, expand, renovate or occupy a facility and hire and/or retain employees are eligible for local tax exemptions. West Chester may enter into an agreement with an eligible enterprise based on the project investment and job creation/retention levels, a determination of financial responsibility and business experience. All incentives offered under this program are at the discretion of the granting authority.

If the eligible project will reduce investment or employment at another company site in Ohio, a eligibility waiver must be obtained through the Ohio Department of Development.

Eligibility Requirements

Standard Projects

\$10 million minimum investment in new real property
Minimum of 25 total created/retained jobs
Minimum average annual salary of \$30,000

Exception Merit Projects

\$5 million minimum investment in new real property
Minimum of 25 total created/retained jobs
Minimum average annual salary of \$30,000

Amount and Term

West Chester is a designated Enterprise Zone, which allows for eligible companies to receive real and/or personal property abatement of up to 60%, for up to 10 years, on new investments. The percentage of property tax exemption offered will reflect the level of investment and job creation/retention associated with the project.

Approval Process

A company applying to obtain incentives from the Enterprise Zone must first complete a state of Ohio Enterprise Zone Application. Upon completion of the application, the West Chester Enterprise Zone negotiation committee reviews and recommends a level of incentives to the West Chester Board of Trustees. The West Chester Board of Trustees consider the application at a Trustee's meeting. The third step is the final legislative approval from the Butler County Commissioners. Subsequent to the approval by the Commissioners, an enterprise zone agreement is executed by the applicant company(s).

Fees and School Offset

There is a \$500 processing fee, payable to the West Chester Development Council, and a \$750 state fee, payable upon execution of the enterprise zone agreement. In addition, there is an annual servicing fee equal to 1% of the tax savings realized as a result of the tax exemption agreement, with a minimum and maximum annual fee of \$500 and \$2,500 respectively.

West Chester recognizes the importance of a strong partnership with the local school districts and corporate involvement with the community. To this end, West Chester requires the company to reach an agreement with the local school district that will offset the expected loss in district revenue, plus maintain membership with the West Chester Development Council through it's Private Partnership Program.

Additional Information

For additional Information on the Enterprise Zone Program in West Chester, please contact Brad Evans, Business Retention and Expansion Manager, West Chester Development Council at (513) 755-4214.