



Orange City Retail Utility Incentive Program

Retail Utility Incentive Program:

This program is open to new retail businesses that would not otherwise qualify for the Orange City Retail Encouragement Loan program. Retail business is defined as a business engaged in the selling of tangible personal property and certain taxable service businesses as approved by the Retail Development Board.

Incentive Parameters:

1. Retailer must have a store front presence in Orange City. Home based businesses would not qualify for incentive program.
2. Must be open for the public a minimum of 40 hours per week.
3. Must be a member of the Orange City Chamber of Commerce.
4. Must be served by the OC Municipal Utilities.
5. As appropriate, preference to Energy Star or High Efficiency mechanical equipment must be given. Especially in new, remodel, or replacement construction activities.
6. Incentive Credit application must be submitted prior to public opening.

Utility Incentive Amount:

The qualifying business will receive a utility credit for each year up to 4 years that they are in business. With the following schedule applied:

- a. 3 months utilities credit for the 1st year of business applied to 2nd year
- b. 2 months utilities credit for the 2nd year of business applied to the 3rd year
- c. 1 month utility credit in the 3rd & 4th year of business applied to the 4th & 5th year

All utilities that are provided by Orange City Municipal Utilities will be included in this credit: Water, Sewer, Gas, and Electric.

The **Retail Development Board** will meet with each applicant to review the application, floor plans, and building improvements.

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The **Retail Development Board** will forward a recommendation to the City Council for their consideration of the Utility Incentive program application. The City Council has final authority to approve or deny the application and reserves the right to make any program adjustments it may deem appropriate.

Application of Incentive Credits:

1. Utility Credits will be applied after the first 12 months cycle to determine an average credits for previous year.
2. Consecutive years will be calculated in the same manner.
3. Credit proceeds will be applied only to the retail business account, building owners do not qualify if utilities are included in the lease or rent rates.

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