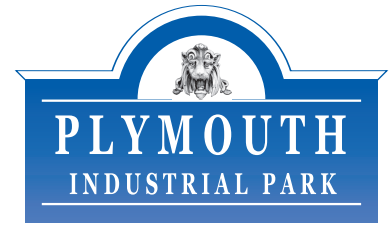


# ECONOMIC DEVELOPMENT INCENTIVES

**Plymouth Industrial Park I** 6440 Page Avenue in Wellston, Missouri

**Federal, State and Local Incentives:** Generally: Tax credits against corporate income tax liability, saleable tax credits, tax abatement, low-cost financing, and preferential treatment on government contracts.



## Federal Incentives

### Federal Empowerment Zone

- **Tax Credits:** Up to \$3,000 in federal tax credits per year to businesses for each existing employee and new hire who live/work in the zone.
- **Accelerated Depreciation on Equipment**  
Increase in allowable amount Section 179 deduction
- **Low-Cost Financing** (Empowerment Zone Bonds) Tax-exempt bonds for fixed assets, usually 150 to 200 basis points below taxable debt (*Also available through St. Louis County IDA*)

**HUB Zone** Provides small businesses located in HUB Zones federal contracting preferences and "Specialized Assistance."

Examples:

- Federal contract set-asides, sole source contracting, 10% pricing protection, Hub Zone subcontracting goals.
- Higher SBA guaranteed surety bonds on construction bids and service contract bids.
- Program may be grouped with other benefits, e.g. - HUB Zone and Federal Empowerment Zone Benefits at the same time.

## State Incentives

### Enhanced Enterprise Zone

**Tax credits used** against State Corporate income tax liability and/or transferred or sold. Minimum project, 2 new jobs and \$100,000 in capital investment.

Tax Credits are calculated as equivalent to or the lesser of:

- a) The projected economic benefit to the state
- b) \$400 for each employee hired at the facility + \$400 for each employee at a wage higher than the annual county average + 2% of the new business facility investment within the Zone.

## Local Incentives-St. Louis County & City of Wellston

### Tax Abatement

- Real Property: 50% each year for 10 years (via enhanced Enterprise Zone)
- Personal Property: 0-100% for up to 15-years via MO R.S. Chapter 100.
- Sales tax exemption on construction materials also available under Chapter 100.

**Clark**PROPERTIES

314-389-8822

A Real Estate Development, Management and Brokerage Company

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