

2012 Local Enterprise Zone Annual Report



Zone Number and Name:

Zone #28B – City of Richmond North/County of Henrico



VIRGINIA DEPARTMENT OF HOUSING
AND COMMUNITY DEVELOPMENT
Partners for Better Communities

Main Street Centre
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Richmond, Virginia 23219
(804) 371-7030

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www.dhcd.virginia.gov

**Annual Reports are to be submitted to the Virginia Department of Housing and
Community Development by Monday, July 15, 2013.**

According to 13VAC 5-112-550, "A local governing body shall submit annual reports to the department for the purpose of program monitoring and evaluation. Annual reports shall be submitted to the department on Form EZ-3-AR no later than July 15 of the following year. Annual reports shall include information and data for the purpose of program evaluation as requested on Form EZ-3-AR." The material provided by your locality will be used in the DHCD Enterprise Zone Program Report to the General Assembly.

An electronic version of the 2012 Form EZ-3-AR is available on the program webpage at http://www.dhcd.virginia.gov/CommunityDevelopmentRevitalization/VEZ_Local_Zone_Administrators.htm.

Each locality with an Enterprise Zone designation must submit an **electronic copy** of the Annual Report. **In the case of a joint zone, EACH participating locality must complete an annual report.**

The electronic copy of the completed annual report is due **Monday July 15, 2013.**
Hard copies are no longer required. Please email the electronic copy to Lauren Fink at Lauren.Fink@dhcd.virginia.gov

Reporting Period: January 1, 2012 through December 31, 2012

Zone Name (Locality): County of Henrico		Zone Number: 28B
<small>*In the case of a joint zone, list one locality per report.</small>		
Year Designated: 2003	Date of Last Amendment: 9/15/2011	
Total Zone Acreage: 3,364	Number of Non-Contiguous Areas: 2	
Year Local Zone Description was last updated (attach most recent update): 2012		
Type of Jurisdiction (Check One)		
<input checked="" type="checkbox"/> County	<input type="checkbox"/> Consolidated City	<input type="checkbox"/> City/Town
Contact Person: David Sacks	Change from previous year <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Phone: (804) 501-7611	Change from previous year <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Address: Department of Community Revitalization County of Henrico P.O. Box 90775 Henrico, VA 23273-0775	Change from previous year <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
E-Mail: sac01@co.henrico.va.us	Change from previous year <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Please evaluate the effectiveness of your locality's Enterprise Zone program by answering each of the following items. The reporting period is **January 1, 2012 - December 31, 2012.**

I. ZONE ACTIVITIES

In the space below list the major projects, and/or revitalization activities that have occurred within the zone during the reporting period. For example, the announcement of a major corporation's new location in the zone, announcement of a plant closure, construction of a shell building, or the reuse of an important "white elephant" building. DHCD uses this information to populate the list of activities in program's annual report to the General Assembly. (*Limit response to the space provided.*)

Zone Expansion: The County of Henrico underwent the formal expansion process for its portion of the joint zone during 2012, culminating in formal DHCD approval in January of 2013. The adjustment to zone boundaries increased the total acreage of the zone from 3,364 acres to 3,643 acres, representing an increase of 279 acres. A public hearing was held on October 2, 2012, in the Board Room at the Henrico County Government Center, 4301 E. Parham Road. The Henrico County Board of Supervisors passed a resolution to amend the Richmond North/Henrico County Enterprise Zone on October 9, 2012, and the Richmond City Council passed an amendment resolution on November 26, 2012. The amendment added properties along Hermitage Road at Staples Mills Road, Darbytown Road at S. Laburnum Avenue, Williamsburg Road at Leonard Avenue, Chamberlayne Road at Wilmer Avenue, Glenside Drive at Broad Street, and part of the Richmond International Airport property.

Revitalization Activities: There were numerous significant building projects which took place in Henrico's Enterprise Zone in 2012. Several of the most noteworthy are detailed below.

Comcast – 5401 Staples Mill Rd. – Industrial alterations and repairs to 125,844 sq. ft. and the addition of a generator pad, representing a total investment of \$1,300,000.

Bon Secours Health Institute – 7001 Forest Ave. – Commercial alterations and repairs to a 14,350 sq. ft. medical office facility, representing a total reinvestment of \$927,000.

White Oak Shopping Center – 4531 S. Laburnum Ave. – Commercial alterations and repairs to 43,422 sq. ft. of commercial tenant lease space, representing a total investment of \$1,308,000.

Forest Medical Office Building – 6900 Forest Ave. – Commercial alterations and repairs to 13,445 sq. ft. of medical office space, representing a total investment of \$1,073,709.

Phillip Morris, USA – 6601 W. Broad St. – Commercial alterations and repairs to 520 sq. ft. of corporate office space, representing a total investment of \$650,000.

Slurry Pavers, Inc. – 3617/3723 Nine Mile Rd. – Commercial alterations and repairs to office and storage facilities for a paving contractor, representing a total investment of \$1,300,000.

Technical Assistance and Outreach: The department provides technical assistance to Enterprise Zone businesses and outreach to businesses and business groups. The department averages 51 such instances per month.

II. LOCAL INCENTIVE UTILIZATION

Provide the following information for **all** current local incentives during the reporting period in the chart below. For each incentive, describe the qualification criteria in place, the provider of the incentive, and the office/individual who approves applicants. For 2012, indicate the number of qualified businesses and calculate the total financial value of that incentive for 2012. For incentives that require a certain level of job creation or investment, enter the total number of jobs created or investment leveraged for all qualified 2012 applicants. **Lastly, for any incentives that were not utilized in 2012, please provide an explanation for its lack of utilization and describe any plans to improve usage of the incentive.**

An example is included in the first row of the chart below. Feel free to add rows as needed.

Incentive Name	Description/Administration			2012 Utilization			
	Qualification Criteria	Provider <i>(Such as City's Economic Development Office, County IDA, etc.)</i>	Entity/Individual who approves applicants <i>(Such as Local Zone Administrator, Commissioner of Revenue)</i>	Number of Qualified Businesses in 2012	Financial Value of Incentive in 2012	Total # of Jobs Created or Investment Leveraged <i>(for incentive requiring job creation or property investment only)</i>	If the incentive was not utilized in 2012, please provide an explanation and discuss any plans to improve usage
Architectural Assistance Program	Property owner or tenant requests assistance in façade design, with intention of rehabilitating property	Dept. of Community Revitalization	Local Zone Administrator	9	\$22,500.00	Jobs (#): n/a Investment (\$): n/a	
Commercial Industrial Rehabilitation Grant	Must create 1 job for each \$10,000 received, 51% jobs must be for persons of previously low income; contractors follow federal Davis-Bacon requirements	Dept. of Community Revitalization	Local Zone Administrator	3	\$90,000.00	Jobs (#): 9 Investment (\$): \$305,333.83	
Existing Small Business Façade Grant	Existing small businesses with a maximum of six full-time equivalent employees	Dept. of Community Revitalization	Local Zone Administrator	2	\$25,632.72	Jobs (#): n/a Investment (\$): \$77,674.90	
Paving and Parking Lot Sealing Grant	Properties with existing buildings or where an addition(s) to an existing building is proposed	Dept. of Community Revitalization	Local Zone Administrator	4	\$14,005.38	Jobs (#): n/a Investment (\$): \$80,379.03	
Landscaping Grant	Properties with existing buildings or where an addition(s) to an existing building is proposed	Dept. of Community Revitalization	Local Zone Administrator	4	\$5,212.68	Jobs(#): n/a Investment (\$): \$18,100.80	
Existing Freestanding Signage Grant	Existing freestanding sign on property in need of demolition and replacement, or refurbishment	Dept. of Community Revitalization	Local Zone Administrator	2	\$3,551.00	Jobs (#): n/a Investment (\$): \$13,868.00	

Building Demolition Grant	Demolition must clear the site for an additional investment of \$250,000 for a new building	Dept. of Community Revitalization	Local Zone Administrator	0	n/a	Jobs (#): n/a Investment (\$): n/a	Staff will increase outreach efforts
Off-Site Improvement Grant	Must invest a minimum \$250,000 in a new building or \$50,000 in exterior improvements to an existing building; must create one job for previously low income persons for each \$10,000 received; contractors follow federal Davis-Bacon requirements	Dept. of Community Revitalization	Local Zone Administrator	0	n/a	Jobs (#): n/a Investment (\$): n/a	Staff will boost marketing efforts
Rehabilitation Real Estate Tax Exemptions	Must request assessment before rehabilitation work begins; building must be at least 26 years old	Dept. of Finance, Div. of Real Estate	County Assessor	19	\$186,335.73	Jobs (#): n/a Investment (\$): \$21,417,900.00	
Plan Review/Permit Fee Waivers	Own property or business in the Enterprise Zone	Building Official and Dept. of Planning	Building Inspections and Permit Center	97	\$58,614.85	Jobs (#): n/a Investment (\$): \$22,950,162.81	
Accelerated Development Processing	Propose a major development in the Enterprise Zone	Dept. of Planning	Director of Planning and County Manager	6	n/a	Jobs (#): n/a Investment (\$): n/a	
Crime Prevention Through Environmental Design	Own property or business in the Enterprise Zone	Dept. of Police	Local Zone Administrator	0	n/a	Jobs (#): n/a Investment (\$): n/a	Staff will increase outreach efforts
Employment Training and Assistance	Own property or business in the Enterprise Zone	Capital Region Workforce Partnership	Local Zone Administrator	0	n/a	Jobs (#): n/a Investment (\$): n/a	Staff will boost marketing efforts
Fire Safety Assistance	Own property or business in the Enterprise Zone	Dept. of Fire	Local Zone Administrator	0	n/a	Jobs (#): n/a Investment (\$): n/a	Staff will increase outreach efforts
Training Seminars for Businesses	Own property or business in the Enterprise Zone	Dept. of Community Revitalization	Local Zone Administrator	0	n/a	Jobs (#): n/a Investment (\$): n/a	Staff will boost marketing efforts

III. JOB CREATION DATA

Provide the following information for **all** businesses **within the zone** for the 2012 reporting period. In the space provided under the chart below, document the sources used to collect the job creation information. If estimating, explain the methodology used. Larger cities and counties may have to estimate job creation within the zone when using the VEC reports by census tracts. **Please do not use job figures for the entire locality;** we are only looking for information within the zone boundaries.

2012 Business Activity	New	Expansions	Closures
# of Businesses	313	276	268
# of Jobs Created/Lost	4,344	1,020	-5,383
List of Businesses (names) <i>Add additional rows as needed</i>	See Attachment: "Henrico County Enterprise Zone 2012 New, Expanded, and Closed Businesses."		

Sources/Methodology:

Please see Appendix I (page 9) for suggested methodologies. These methods are not required and are only suggestions.

Virginia Employment Commission (VEC) data were used for the number of jobs created, jobs lost, new businesses, business expansions, and business closures.

All data were derived by comparing 4th quarter business and employment information from 2011 and 2012 as provided by the VEC quarterly data reports.

New businesses are those which appear in the 2012 report, but do not appear in the 2011 report. Expanded businesses are those which increased employment between the 2011 and 2012 reports. Closed businesses are those which appear in the 2011 report, but do not appear in the 2012 report. However, some businesses did not report and are assumed closed in the VEC report, but they may remain open, or did not report in 2011 and therefore are identified as new for 2012.

IV. INVESTMENT DATA

DHCD tracks private and public investment separately for each locality. In the case of a joint zone, each participating locality is required to submit an Annual Report, with the investment data requested below reported for each individual locality.

A. Private Investment on Nonresidential Structures

For each type of permit listed below, indicate the number and dollar value of permits issued for private sector actions **within the zone** during the reporting period. **Do not use** permit information for the **entire locality**.

Type of Permit	Number of Permits	Dollar Value
<i>New Construction Non-Residential</i>	27	\$4,153,627.00
<i>Rehab/Expansion/Demolition</i>	113	\$10,190,927.55
TOTAL	140	\$14,344,554.55

B. Public Investment

Please indicate the public dollar amount, and if necessary, provide a description of any public investments that occurred **in the zone** during the reporting period.

Type of Investment	Public Dollar Amount	Description
<i>Infrastructure</i>		
Streets/Sidewalks	\$456,177.32*	Curb and sidewalk work on Laburnum Ave.; new guardrails along Dumbarton Rd. and Oakleys Ln.
Water	\$0.00	
Sewer	\$0.00	
Broadband	\$0.00	
Other	\$64,034.40	Drainage work on Bentley St., Byrdhill Rd., and Lakeside Ave.
<i>Public Buildings</i>		
Improvements	\$0.00	
New Construction	\$0.00	
<i>Parks & Schools</i>		
Improvements	\$0.00	
New Construction	\$0.00	
TOTAL	\$520,211.72	

*It is estimated that 45% of the total project work on Laburnum Avenue took place in the Enterprise Zone. It was not possible to disaggregate the total project expenditures precisely for that project. The value above reflects the 45% estimate.

V. GOALS/OBJECTIVES

1. Please discuss any planned local goals and objectives for the locality's Enterprise Zone program. This can include amending the zone's boundaries/incentives or targeting a number of local businesses to meet with over a specified time period, etc.

- Continue to evaluate Enterprise Zone (EZ) geography based on requests for inclusion, identified areas of need, and potential for success and other opportunities for modification including deletion of non-commercial parcels.
- Prepare an amendment for submission in early 2014 to add key economic development properties.
- Update County EZ website to include fillable forms for all applications, increase clarity of objectives, and include additional EZ reports and project summaries.
- Evaluate opportunities for new incentives responsive to business needs and revitalization potential.
- Target possible reinvestment properties within the current EZ that are in need of renovation and would qualify for identified incentive programs.
- Continue to encourage existing EZ businesses to utilize available incentives to grow their business.
- Enhance marketing efforts by updating vacant building and property inventories.
- Continue to work with existing business associations to expand involvement and provide outreach opportunities.
- Maintain EZ brochure in order to reflect current incentives and zone boundaries.
- Continue individual business visits to educate businesses on the benefits of the Enterprise Zone, visiting at least 20 businesses annually.
- Evaluate underutilized incentives for possible modification.

2. For zones experiencing low or no state incentive activity, please explain actions and improvements planned to increase usage of the VEZ grant program. What specific steps will be taken to ensure an increase in applications for upcoming Grant Years?

The County of Henrico's Enterprise Zone has traditionally experienced strong usage of the VEZ grant program. State incentives are routinely discussed and explored with local business owners in contact with our office. A total of \$508,939.01 was disbursed in the Henrico EZ for GY 2012. Furthermore, the Richmond North/County of Henrico zone accounted for 18% of all state incentive activity in GY 2011 (per the DHCD GY 2011 Annual Report, page 18).

VI. **MARKETING MATERIALS** (PLEASE INCLUDE AS AN EMAIL ATTACHEMENT)

1. Attach a “screen shot” of your local web page that advertises your Enterprise Zone. Please include the date that the site was last revised, and verify that the information provided is correct.

The webpage was last updated on 6/19/2013; it is up to date. See Attachments for a screenshot of the Henrico County Enterprise Zone website.

2. Attach a copy of any brochures or marketing materials that you currently use to advertise your Enterprise Zone.

Following a redesign in 2012, the brochure was last updated in May 2013. See Attachments for a copy of the Henrico County Enterprise Zone brochure.

3. Submit a copy of the current **Zone Description**. If you have made amendments to the zone boundaries or incentives, be sure to reflect these changes in an updated description. Please email Lauren Fink at Lauren.Fink@dhcd.virginia.gov for the latest version of your description on file.

See Attachment: “Henrico County Enterprise Zone Description and Incentives.”

VII. **DHCD ASSISTANCE**

Please indicate the type of assistance/services that would help meet the goals and increase the effectiveness of the local Enterprise Zone.

- Guidance on amendment process
- Technical assistance on local incentive implementation
- ✓ Seminars on state incentives to local businesses
- ✓ Interest in hosting an Enterprise Zone Workshop
- ✓ Other: Increased clarity in State Program Manual, guidelines, and regulations

VIII. **COMPOSITE MAP**

Please provide DHCD with a current map of the locality large enough to show the entire Enterprise Zone inclusive of any recently amended areas and all non contiguous areas associated with that particular zone. In the case of a joint zone, only include boundaries pertaining to the locality included in this report. Please shade the areas within the Enterprise Zone a different color so that the zone boundaries are easily discernable. Be sure to include major highways /roads, bodies of water, or other landmarks that help place the zone in a regional setting.

The map provided shows the Enterprise Zone boundaries following the zone amendment approved by the DHCD in January 2013. See Attachment: “Henrico County Enterprise Zones – 2013.”

IX. ASSURANCES

As the Chief Administrator of the local governing body, I hereby certify that:

1. The information in the Annual Report is accurate to the best of my knowledge.
2. The approved local program incentives are being provided as indicated in the locality's application for Enterprise Zone Designation (Form EZ-1) or any subsequent improvements approved by DHCD.
3. I understand that if no businesses in the Enterprise Zone qualify for state incentives within a five-year period that the zone designation may be terminated.
4. I understand that if the local governing body/assigned agent is unable or unwilling to provide the specified local incentives, the zone designation may be terminated.

Chief Administrator  Date 7/10/13

Printed Name John A. Vithoukas

Title County Manager

Attachments

Henrico County Enterprise Zone Website Screenshot

Henrico County Enterprise Zone Program Brochure

Henrico County Enterprise Zone Description and Incentives

Henrico County Enterprise Zones – 2013

Henrico County Enterprise Zone 2012 New, Expanded, and Closed Businesses

Henrico County Enterprise Zone Website Screenshot



Community Revitalization

- About Us
- Asistencia para la Vivienda
- Commercial Assistance Programs
- Homeowner's Enhancement Guide
- Housing Assistance
- Homeowners' Associations
- Neighborhood Assistance Program
- Community Maintenance
- Revitalization Areas
- Community Development Program
- Enterprise Zone
- Henrico County Enterprise Zone Incentives

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Enterprise Zone

- [What is an Enterprise Zone?](#)
- [Location of Henrico County Enterprise Zone](#)
- [Incentives and assistance offered by Henrico County](#)
- [Will designation as an Enterprise Zone change the zoning of my property?](#)
- [What State incentives are available to these firms?](#)
- [How can I learn more about Henrico County's Enterprise Zone program?](#)

What is an Enterprise Zone?
An Enterprise Zone is a specific area identified by Henrico County and approved by the State for targeting incentives to stimulate business development and job growth. Businesses within the Enterprise Zone can take advantage of State and County financial and technical assistance and other incentives for physical improvements to building, parking areas, and signage.

Location of Henrico County Enterprise Zone
To access a map of the Enterprise Zone, click on one of the three maps links described below. In order to view a more detailed map and/or determine whether your business is located within the Henrico County Enterprise Zone there are several options.

- Browse the [Enterprise Zone Property List](#) (PDF). Please note that some addresses may not be listed if the business is new or the location is within a shopping center.
- Use the [County GIS System](#) to determine whether your business falls within the Enterprise Zone.
 - Use the "Search" tab, key in the address after selecting the "Addresses" tab (left of the "Map Tools" tab)
 - Select "External Dynamic Map" -> select "PLANNING" -> select "Enterprise Zones"
 - If the parcel is located in a pink zone, it is within the Enterprise Zone
- For additional assistance, please call the Henrico Department of Community Revitalization at (804) 501-7615.

Maps of the Enterprise Zone		
Western	Central	Eastern
West Broad Street, Staples Mill Road, Lakeside Avenue, Brook Road, Hungary Road, Woodman Road, Quoccasin Road, Three Chopt Road, Eastridge Road, and Parham Road (.pdf)	Laburnum Avenue, Mechanicsville Turnpike, Azalea Avenue, and Richmond-Henrico Turnpike (.pdf)	Nine Mile Road, Audubon Drive, Williamsburg Road, and South Laburnum Avenue (.pdf)

Users may enlarge (zoom in) the above maps.

Incentives and assistance offered by Henrico County
For qualifying projects, Henrico County will provide financial assistance, accelerated development processing, permit and fee waivers, a seven year real estate tax exemption, commercial and industrial rehabilitation grants, employment and training assistance, and technical assistance. A complete list of financial and technical assistance and other incentives available to enterprise zone business and application forms is [available here](#).

Will designation as an Enterprise Zone change the zoning of my property?
No, designation as an Enterprise Zone does not change the zoning of your property.

What State incentives are available to these firms?
There are two state grants: job creation and real property investment. These are available in addition to the County incentives outlined in the above list. They can be used in conjunction with Henrico County incentives or separately.

Job Creation Grant
Depending on the wage paid and benefits provided, grants are available for up to \$800 per job per year for five years.

Real Property Investment Grant
Businesses making real property improvements in excess of \$100,000 for rehabilitation and \$500,000 for new construction are eligible for grants up to 20% of the value of the improvement. Maximum amounts available are \$100,000 for rehabilitation and \$200,000 for new construction.

For additional information on State incentives contact the Virginia Department of Housing and Community Development at lauren.fink@dchcd.virginia.gov, or visit the [Virginia Enterprise Zone Program website](#).

How can I learn more about Henrico County's Enterprise Zone program?
Information about the Enterprise Zone and detailed maps can be reviewed at the Permit Centers in the Eastern and Western Government Centers, at any of the Henrico County public libraries, or at the Department of Community Revitalization. For more information concerning the Henrico County Enterprise Zone or for general information on this subject, call the Henrico Department of Community Revitalization at (804) 501-7615.

Contact Us

Department Phone:
(804) 501-7616

Physical Address:
4062 Crockett Street,
Henrico, Virginia 23228

Mailing Address:
Department of
Community
Revitalization
County of Henrico
P. O. Box 90775
Henrico, VA 23273-0775

E-mail:
[Director](#)
[Community Development](#)
[Community Maintenance](#)

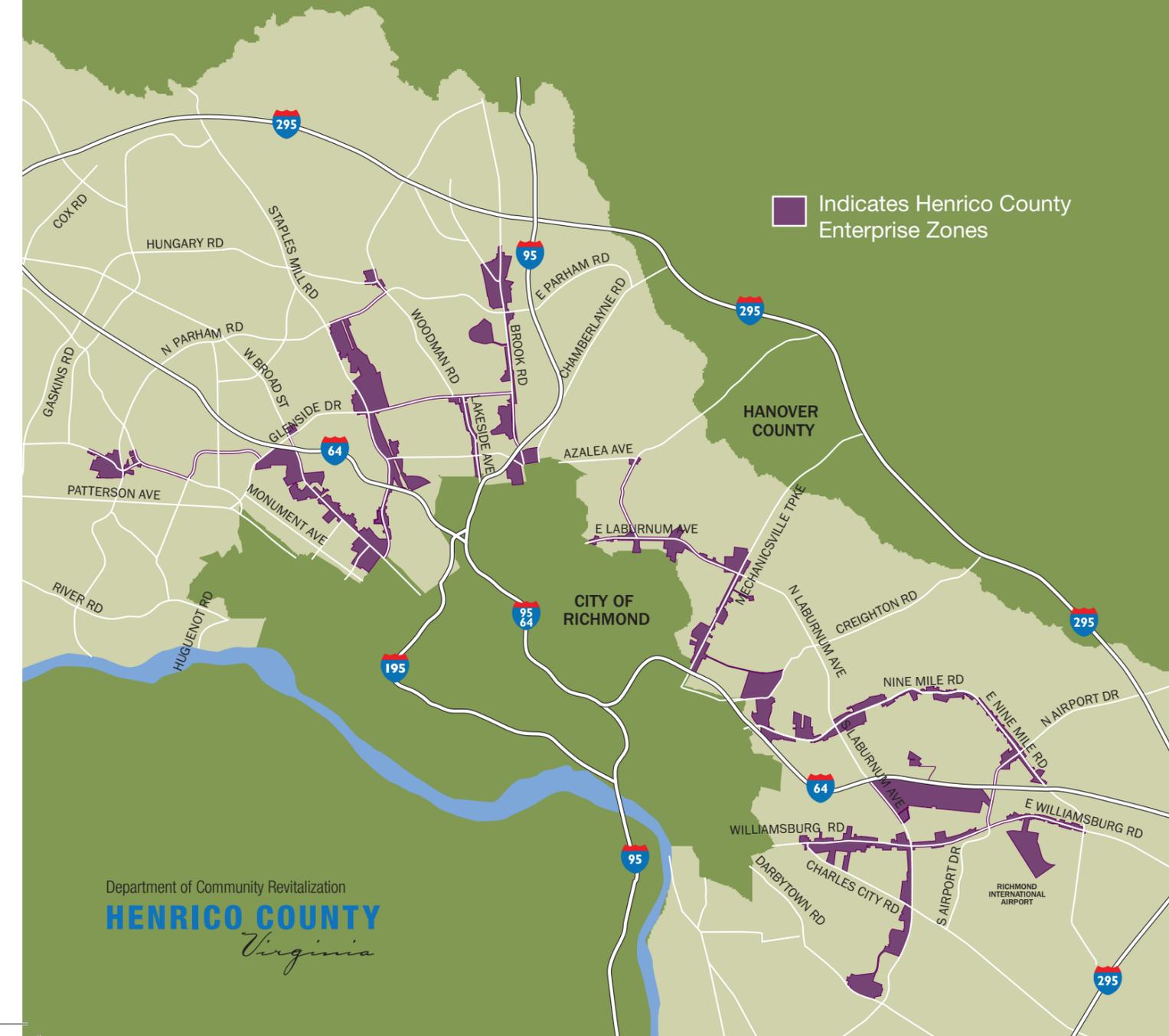
Enterprise Zone Locations

Join hundreds of companies, large and small, that have taken advantage of Henrico County's Enterprise Zone program to grow and expand their businesses. The sooner you do, the faster we can put Henrico to work for you.

For more information about Henrico County's Enterprise Zones, or to download an application for Zone benefits, please visit the County's Department of Community Revitalization site at: www.co.henrico.va.us/revit/enterprise-zone

Enterprise Zones

Incentives and Grants to Help Grow Your Business



GROW: In the Zone

What is an Enterprise Zone?

An Enterprise Zone is a special area identified by Henrico County and approved by the state as being eligible for incentives designed to stimulate business development and job growth. Businesses within Enterprise Zones can take advantage of state and county financial assistance and other incentives for physical improvements to their properties.



Henrico Enterprise Zone Incentives

Architectural Design Assistance

- Professional “schematic design” assistance for eligible businesses planning to improve the appearance of their buildings
- Renderings and advice regarding early stages of architectural planning and cost estimates for improvements

Building Facade Grant

- Up to \$30,000 for renovations, including bringing buildings into compliance with codes
- Some grants carry job creation requirements

Paving and Parking Lot Sealing Grant

- Up to \$5,000 to defray costs of paving parking areas at existing or expanding businesses
- Includes sealing and striping

Landscaping Grant

- Up to \$2,000 to help defray costs of landscaping the fronts of existing buildings or parking areas

Existing Freestanding Signage Grant

- Up to \$2,000 for demolition, replacement or refurbishment of an existing freestanding sign

Building Demolition Grant

- Up to \$30,000 for property owners wishing to demolish a structure to make way for a new building
- New building must cost at least \$250,000

Plan Review/Permit Fee Waivers

- Fee waivers for Plan of Development review, rezoning and building permits

Off-Site Improvement Grant

- Up to \$10,000 for off-site drainage, water and sewer improvements
- Must agree to invest \$50,000 in improvements to an existing building or \$250,000 in a new one

Rehabilitation Real Estate Partial Tax Exemption

- Up to a seven-year exemption of real estate taxes on the increase in value of a rehabilitated commercial or industrial building that is at least 26 years old
- Assessed value of the structure must be increased by 50% or more

Other incentives include Training Seminars, Accelerated Development Processing for Major Development Activities, Fire Safety and Crime Prevention Assistance, Commercial Revitalization Staff Assistance, and Employment and Training Assistance. Grant may be used separately or with other grants.

Commonwealth of Virginia Incentives

Job Creation Grants

- Available for manufacturing, warehouse, construction and transportation businesses
- Not applicable to retail, personal service, or food and beverage businesses
- Businesses that pay at least 175% but less than 200% of the federal minimum wage and that provide health benefits are eligible for grants of \$500 per job per year for five years
- Businesses that pay 200% of the federal minimum wage and that provide health benefits are eligible for grants of \$800 per job per year for five years

Real Property Improvement Grants

- New construction
 - Businesses must spend at least \$500,000
 - Grants are issued for up to 20% of expenditures in excess of \$500,000
- Rehabilitation or expansion
 - Businesses must spend more than \$100,000
 - Grants are issued for up to 20% of expenditures in excess of \$100,000
- Projects involving an investment of up to \$5 million are eligible for grants of up to \$100,000
- Projects involving an investment of \$5 million or more are eligible for grants of up to \$200,000

For additional information about the Virginia Enterprise Zone Program,

please visit the Department of Housing and Community Development website: <http://www.dhcd.virginia.gov/index.php/community-partnerships-dhcd/downtown-revitalization/enterprise-zone.html>

“My group recently converted a vacant bank building into an IHOP restaurant. Enterprise Zone credits were an essential part of our purchase and redevelopment decision. Henrico County’s Department of Community Revitalization was extremely helpful in explaining the Henrico County incentives and the Enterprise Zone Program. All of my questions were answered with a prompt and clear response, and there was minimal processing and approval time prior to our receipt of the grant funds.”



— Tim Whelan
Triad Commercial Properties



How to Qualify

- Establish or build a new business in an Enterprise Zone
- Relocate an existing business to an Enterprise Zone
- Expand or make improvements to a business already in an Enterprise Zone

It’s that simple. After that, taking advantage of the incentives is easy.



“Dogwood Veterinary was a difficult renovation with a very aggressive schedule. I wish all aspects of the project could have gone as smoothly as it did with the folks at Henrico Enterprise Zone. The staff were very professional, pleasant and helpful throughout the process. They even gave me some positive tips on how to expedite the approval processes with other county departments.

I would absolutely recommend this program to others who are thinking of renovation projects in Henrico Enterprise Zones.”

— Jim Migliarese, Developer
Dogwood Veterinary Emergency & Specialty Center

Learn more

Contact us at:

Henrico County Department of
Community Revitalization
P.O. Box 90775
Henrico, VA 23273-0775

Phone: 804.501.7640

Fax: 804.501.7630

Website: www.co.henrico.va.us/revit/enterprise-zone



To learn more about economic development in Henrico County, please visit: www.henrico.com

Henrico County Enterprise Zone Description and Incentives

Henrico County Enterprise Zone Description

The Henrico County Enterprise Zone Program, encompasses a total of 3,364 acres in two non-contiguous areas, and consists primarily of older commercial corridors along several major arterials in the eastern, northern and western portions of the County. The Zone began in April 2003 with the redesignation of the City of Richmond North Enterprise Zone, incorporating areas along W. Broad Street from the corporate limits at Willow Lawn to Glenside Drive and an area of Nine Mile Road from Dabbs House Road to Hanover Road

Expansions of the Zone were approved by the Commonwealth of Virginia in 2004, 2006, 2008, 2010, and 2011. These expansions added several commercial corridors and industrial areas and a number of new local incentives. The following areas became part of the Zone: additional areas along Nine Mile Road and Creighton Road, areas along Staples Mill Road between the City line and Parham Road, property adjacent to the CSX rail line between I-64 and Parham Road, the Lakeside Avenue commercial corridor, the Brook Road corridor from the City limits north to Maryland Avenue, the Mechanicsville Turnpike commercial corridor, the commercial area of Laburnum Avenue from the City limits to Mechanicsville Turnpike, Regency Square Mall and surrounding commercial areas, the commercial area at the intersection of Woodman and Hungary Roads, areas of Williamsburg Road in Sandston from Charles City Road to Nine Mile Road, and South Laburnum Avenue north of Seven Hills Blvd. including areas along Audubon Drive to I-64.

Henrico County Enterprise Zone Local Incentives

ARCHITECTURAL DESIGN ASSISTANCE PROGRAM

Professional design assistance for façade and exterior improvements, including landscaping to enhance the appearance of the zone.

COMMERCIAL INDUSTRIAL REHABILITATION GRANTS

Individual grants covering up to 33 percent of the renovation costs of commercial or industrial real property or \$30,000, whichever amount is lower.

PAVING AND PARKING LOT SEALING GRANT

Individual grants covering up to 33 percent of the cost of paving existing parking areas or for the expansion of existing parking areas or \$5,000, whichever amount is lower. Also includes sealing and striping.

LANDSCAPING GRANT

Individual grants covering up to 33 percent of the cost of landscaping the front of existing business and/or parking areas. Maximum grant amount is \$2,000.

PLAN REVIEW/PERMIT FEE WAIVERS

Fees for Plan of Development review, rezoning, and building permits are waived to reduce start-up costs for businesses.

OFF-SITE IMPROVEMENTS GRANT

Individual grants covering up to 33 percent of the cost of making improvements to off-site drainage, water and sewer systems. Maximum grant amount is \$10,000.

REHABILITATION REAL ESTATE TAX EXEMPTIONS

A seven-year tax exemption on the increase in assessed property value resulting from certain rehabilitation work on commercial, industrial, multifamily, and single-family real estate.

EXISTING FREESTANDING SIGNAGE GRANT

Individual grants covering up to 33 percent for demolition, replacement, or refurbishment of an existing freestanding sign. Maximum grant amount is \$2,000. New freestanding signs are not eligible for this grant.

ACCELERATED DEVELOPMENT PROCESSING

Fast track plan review and approval processing for major development activities within the zone to reduce start-up costs for businesses.

FIRE SAFETY SEMINARS FOR BUSINESSES

Free on-site seminars provided on a variety of fire safety topics.

EMPLOYMENT AND ASSISTANCE TRAINING

Referral of qualified applicants to appropriate training locations within the Capital area.

COMMERCIAL REVITALIZATION STAFF ASSISTANCE

A hired staff of professionals is available to provide design and technical assistance to zone businesses.

TRAINING SEMINARS

Periodic training seminars in marketing, special events, and design.

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

Businesses can request an in-depth analysis of existing industrial or commercial sites and proposed plans to identify steps to reduce crime.

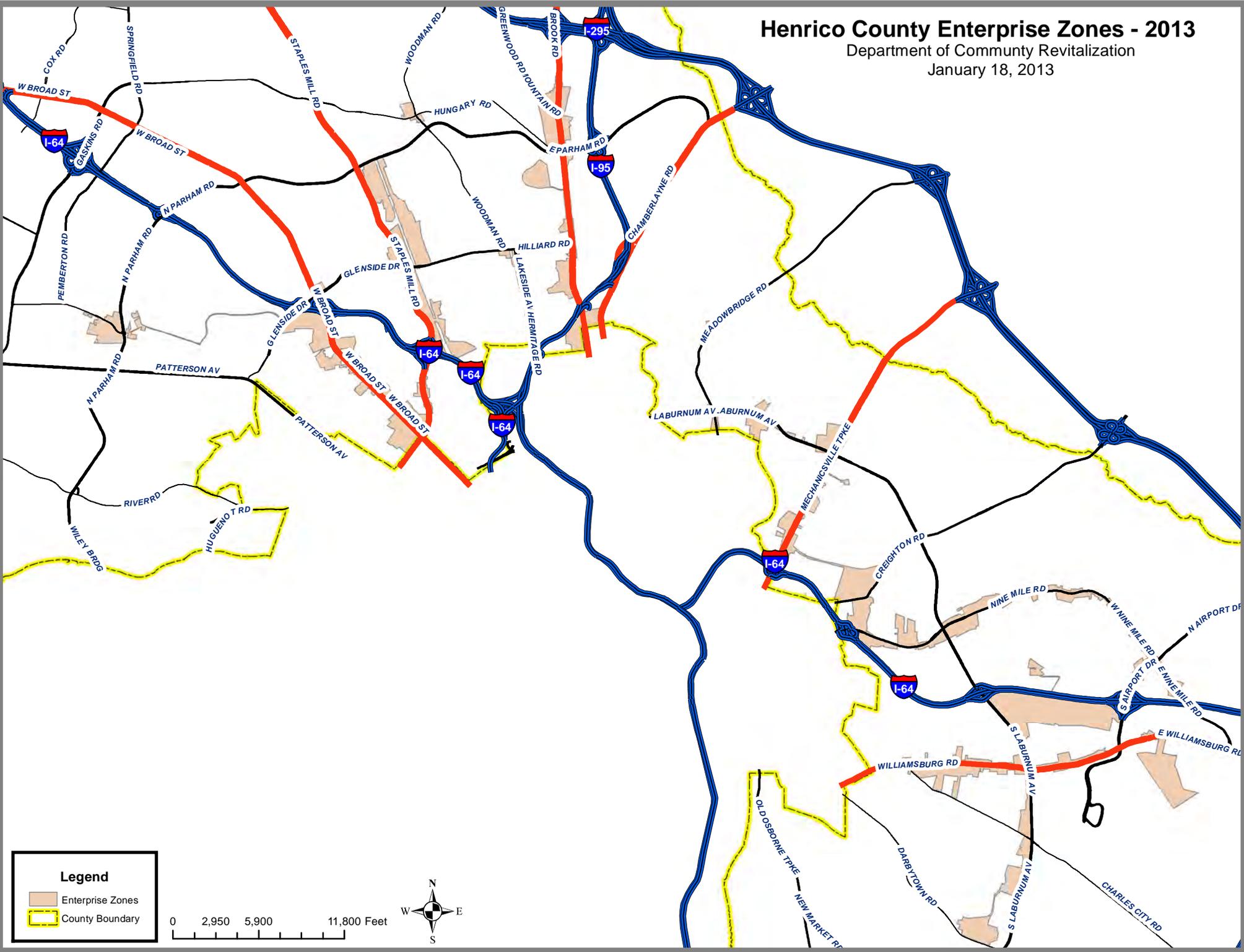
Local Contact

Henrico County
Department of Community Revitalization
P.O. Box 90775
Henrico, Virginia 23273-0775
804-501-7615

Henrico County Enterprise Zones - 2013

Department of Community Revitalization

January 18, 2013



Henrico County Enterprise Zone 2012 New, Expanded, and Closed Businesses

The information below was provided by the Virginia Employment Commission (VEC). All data were derived by comparing 4th quarter business and employment information from 2011 and 2012 as provided by the VEC quarterly data reports.

New businesses are those which appear in the 2012 report, but do not appear in the 2011 report. Expanded businesses are those which increased employment between the 2011 and 2012 reports. Closed businesses are those which appear in the 2011 report, but do not appear in the 2012 report. However, some businesses did not report and are assumed closed in the VEC report, but they may remain open, or did not report in 2011 and therefore are identified as new for 2012. Businesses changing names may appear as new and/or closed businesses.

Note Added August 22, 2016:

Pursuant to a ruling by the Virginia Employment Commission, of August 16, 2016, this information has been removed from the public version of this report.