



ECONOMIC DEVELOPMENT OPTIONS

It is the policy of the Town of Canton, when funding is available and budgeted by the Board of Aldermen, to provide economic development grants for companies, industries, commercial/retail business owners, and new entrepreneurs seeking to start or relocate businesses in Canton, NC. The Economic Development Incentives Policy is designed to stimulate private sector investment, economic growth and job creation in Canton by offering grants consistent with this policy and N.C.G.S. §158-7.1, §160A-500, et al. (N.C. Urban Redevelopment Law), §160A-456(a) (Community Development), §160A-535 (Municipal Service Districts) and other applicable laws. Moreover, it establishes a consistent manner for the Town's participation in the development of business activity which will have a significant and positive effect on the economic health of the community now and in the future.

The size and scope of the potential incentives will be based on a number of factors, including the category of incentive requested; the location of the site; the amount of capital investment in the project; the number of employees and the equity and quality of jobs created. A major component of the incentive policy is to foster sustainable business and create quality jobs that will in turn stimulate the economy and further economic development potential.

This policy consists of seven (7) possible economic development incentives/options, each with its own parameters, eligibility requirements and objectives:

Canton Economic Development Assistance Program (CEDAP)

INTRODUCTION:

The CEDAP program is a financial incentive grant between the Town of Canton and a new or existing industry/commercial entity where the Town has the authority to issue a grant to the business for a period of up to five (5) years based on the amount of new capital investment and full-time job creation numbers. For the purpose of this program a full-time position/employee is defined as one who is employed by the company for at least 35 hours per week, whose wages are subject to withholdings, and who works within Canton. The grant is calculated and based upon the actual value, schedule and payment of property taxes. After the industry or commercial entity has "paid in full" its annual Town property tax and met all other criteria as outlined in the grant documents and a required Economic Development Agreement, as required by N.C.G.S. § 158-7.1(h), the Town will reimburse the industry or commercial entity the annual installment of the grant amount, as provided in the Economic Development Agreement. The Town may at its discretion pay this grant in one lump sum if it is determined to be in the best interest of the Town and/or certain aspects of the project are viewed as a "but-for" or "necessity" for location or expansion.

Each project or grant will be analyzed on an individual basis using this policy for guidance. This policy shall be subject to periodic review by the Board of Aldermen. Changing economic conditions may cause the Board to modify, amend or even terminate the grant program. The incentive request would be subject to recommendation by both the Economic Development Director and Town Manager and approval by the Canton Town Board of Aldermen/women. The Board of Aldermen/women also have final discretion on the determination of the number of years for which the financial incentive grant will be applicable.

JURISDICTION:

This program shall apply to private investment that takes place inside the corporate limits of the Town of Canton. A petition for voluntary annexation must accompany any grant request where the improvements are currently outside the Town's corporate limits (in the Extra Territorial Jurisdiction and/or Haywood County). Activities performed under this program shall be consistent with North Carolina General Statutes for Local Economic Development and all relevant standards, procedures, and laws required by the State and Town of Canton.

SCOPE:

The following criteria will be utilized by Town staff to determine whether a particular applicant for a grant is eligible. Additional criteria may be applied to a specific project based upon the terms of the agreement between the grantee and the Town of Canton.

1. The grantee must renovate an existing building or construct a new one with a capital investment of \$1,500,000 or more.
2. If relocating, there must be evidence of a least three (3) years of operations prior to the request for the grant. There must be a minimum of ten (10) full-time employees on the current payroll and a commitment to increase and/or maintain the current labor force as approved by the Town Board by the grant completion date.
3. As part of the application for this incentive program the company shall provide sufficient information/documentation that it (the company) has researched, looked at, and/or visited other potential location sites within North Carolina and/or other states. In most cases, a letter from the company's CEO on Company Letterhead stating these facts should be sufficient.
4. If this is a new development, financial information must be provided to show that capital is available to construct and operate said business.
5. There must be proof of equity participation by the business.
6. The grantee must create and/or retain quality full-time jobs. The Town will evaluate the proposed median wage rate of new and/or retained manufacturing and non-manufacturing jobs created and incentivized through this policy as the benchmark in determining quality job creation. The median wage/salary for all new and/or retained jobs must equal or exceed the median for Haywood County.
7. Grant funds may be used to acquire or reduce the cost of real property and/or improvements; create or improve public infrastructure and site improvements, such as roads or accesses, sidewalks, water lines or sanitary sewer lines.
8. In addition to the above criteria, the staff, in making a recommendation to the Town Board to approve or disapprove a grant will consider the following information:
 - The size of the project based upon investment in the site development, facilities and infrastructure;
 - The total number of full-time jobs and types of jobs created;
 - The relationship between jobs development and total investment;
 - Potential for future expansion and increased employment;
 - Site specific issues that are determined as "necessities" for business location;
 - Site specific improvements that may assist in stimulating other development areas that the Town may deem of significant benefit to the community;
 - Economic development incentives from other local governments and/or the State; and
 - The availability of funds.

ELIGIBILITY:

To be eligible for CEDAP funding, a business must be for-profit and engaged in one or more of the following activities:

1. Manufacturing and Business.
2. Service Sector.
3. Research and Development.
4. Warehousing and Distribution.
5. Administrative Management Headquarters.
6. Transportation and/or Logistics.
7. Brewing. Includes production and/or distribution.
8. Tourism Industry. Tourism attractions are expected to draw from outside a 100-mile radius.
(This does not include tourism support facilities, e.g., motels, restaurants, etc.)

GRANT LEVELS:

CEDAP funding will be made based on the following schedule:

Grant Levels	Jobs Created	Grant Amounts (An amount equal to):
Level 1	25 - 49	75% of each year's property taxes generated as a result of the project, limited to the period for which incentives are granted
Level 2	50-74	80% of each year's property taxes generated as a result of the project, limited to the period for which incentives are granted
Level 3	75-99	85% of each year's property taxes generated as a result of the project, limited to the period for which incentives are granted
Level 4	100+	90% of each year's property taxes generated as a result of the project, limited to the period for which incentives are granted

OTHER CONSIDERATIONS:

In addition to the criteria outlined above, the staff, in making the recommendation to the Town Board, will note the following issues:

1. A grant will not be awarded to any new industry or commercial business/entity which lowers the net tax payments to the Town to a level less than the property taxes paid in the prior year. For existing businesses which expand, only the capital and increased value directly related to the expansion will be eligible for incentives stated above.

2. Grant payments will not be made unless the applicable industry is current in all required payments to the Town/County, including property taxes.
3. Grant benefits may not be transferred or otherwise conveyed to another party without the specific consent and prior approval of the Town of Canton.
4. The Economic Development Agreement will include, but not be limited to, the following:
 - A commitment from the business to complete the project within a specific period of time.
 - A description of the proposed use of the grant funds as it relates to the project, including a description of the business of the industry or commercial entity. The description should include the building, site size and plans, number of full-time employees (current and projected); wage levels (current and projected); a description of the goods produced and/or services to be provided; a timetable of project performance; terms of claw-back provisions; and any other items connected with the business project as deemed necessary by the Town.
 - An enforceable recapture or “claw back” provision whereby the Town is reimbursed for amounts paid pursuant to the grant agreement in situations where the grantee has failed to attain the thresholds set forth in the agreement and/or for otherwise violated the contract (Economic Development Agreement) between the parties.
 - An agreement to comply with performance monitoring standards; whereby a business receiving incentives through this program will provide the Town Manager an annual performance report which will include all objective data used to determine the amount of incentive awarded, including number and type of new jobs, wage and benefit structure, cumulative amount of investment to date, description of actual improvements (buildings and equipment), etc. Annual performance reports will only be required during the performance periods specified within the incentive agreement/contract.
 - Additional provisions may be added to the agreement by the Town as deemed appropriate during the negotiation of the Economic Development Agreement.

Small Business Development Incentive (SBDI)

A second type of incentive the Town may offer to stimulate business is designed to pinpoint and stimulate local small business locations and/or expansion through commercial building redevelopment projects which have clear and drastic economic development impact (i.e. complete renovation of a dilapidated/blighted building, redevelopment of a block of commercial properties, etc.). The Business Development Grant (SBDI) program is designed to provide the same types of assistance as the CEDAP, but is designed to assist building owners/businesses whose investment in redevelopment projects (not including acquisition of property) total between \$200,000 and \$1,499,999 and the length of time for the grant is up to three (3) years.

To be eligible for consideration under this incentive program the proposed building for redevelopment must be located within either a Town of Canton designated Urban Redevelopment or Business Improvement Districts. Eligible grants (equivalent to a percentage of ad valorem taxes paid) will only be reimbursed after a commercial property owner can provide proof of a signed long-term lease (3+ years) with a business agreeing to locate within and the creation of at least 5 full-time jobs.

Infrastructure Development Program (IDP)

As an additional means of attracting private investment into the Town of Canton, public infrastructure and site improvements may be made available to industry and commercial businesses. This is not a grant program. This program will provide a means for the creation or improvement of roads and/or access,

sidewalks, waterlines, or sanitary sewer lines. As for work completed by the Town, this program is related to making site specific improvements up to a point where public ownership ends and private ownership begins (property lines) for the purpose of business location. This program may also allow a business to make site improvements with regard to infrastructure and once constructed or completed turn these infrastructure improvements over to the Town if it is deemed to be in the best interest of the Town; the business being eligible for agreed upon compensation/reimbursement by the Town. The location or improvement to infrastructure eligible under this IDP program must be one that directly benefits the Town, is completed to and meets all Town of Canton specifications, and can show a viable economic development impact and/or improvement to existing Town of Canton infrastructure or other assets.

FUNDING:

The amount of IDP funding will be based on the amount of increased Town property tax revenue generated from a business locating within Canton and/or new development on a previously vacant property. This is a reimbursement program. Payments are made on a reimbursement basis once the project has been completed and accepted by the Town. All criteria and other requirements of the CEDAP and SBDI may be applicable to this program.

Interior Building Improvement Grant Program

INTRODUCTION:

The purpose of the Interior Building Improvement Grant Program (IBIG) is to offer an incentive program to locate, upgrade or expand the interior of a building otherwise in a state of dilapidation or blight or in danger of becoming blighted. Additionally, improvements and/or corrective actions required under the Town of Canton's Commercial Property Maintenance Ordinance are applicable if they meet the eligibility requirements herein. This program is particularly interested in projects that represent permanent improvements that would outlast any individual business, building, or property owner. Priority is given to those projects which address safety and health concerns in their entirety and those which have clear and unique economic impact and/or district improvement(s).

SCOPE:

The goal of this grant program is to fund permanent tenant and building code improvements necessary to open a new or expand an existing downtown building space for the purpose of that which will have a true and realized economic development impact. Improvements that otherwise would be substantially difficult to undertake "but for" the grant assistance may be looked at more favorably.

ELIGIBLE PROJECTS:

1. Project must be within the Town of Canton's corporate limits.
2. Project must be located within either a Town of Canton designated Urban Redevelopment or Business Improvement District overlay.
3. The building owner must be current in all required payments to the Town/County, including property taxes.
4. Any tenant applying for an IBIG must have the owner's written permission attached to the application.
5. All proposed rehabilitation work must comply with all code, ordinance and policy requirements of the Town of Canton, Haywood County and the State of North Carolina including but not limited to:

- Building code requirements;
 - Ordinances and other historic district guidelines, where applicable;
 - Obtainment of necessary permits (proof of which may be required); and
 - Established design standards for the designated area, if applicable.
6. If improvements and/or corrective actions have been required under the Town of Canton's Commercial Property Maintenance Ordinance that which must be corrected shall be deemed "substantial" by the Town of Canton's Code Enforcement Officer and Town Manager handling that open case of Violation.
 7. Only permanent interior improvements and associated contracted and licensed professional labor are eligible. Eligible improvements must remain with the improved building to be considered permanent and may include:
 - Structural;
 - Walls;
 - Ceilings;
 - Wall Covering;
 - Sub-floors;
 - Permanent fixtures excluding shelving that is bolted on (e.g. non-removable, permanently affixed);
 - Life safety upgrades (sprinklers, fire alarm systems, fire doors);
 - Utility related improvements (heating, air conditioning, plumbing, electrical);
 - Changes brought about due to the uniqueness or nature of the structure of the building; and
 - Other extraordinary expenses required by government codes or regulations.

INELIGIBLE PROJECTS:

1. Acquisition of real property, land or buildings;
2. Product inventory;
3. Interior signage;
4. Lighting fixtures;
5. Rent;
6. Payroll;
7. Day-to-day operational costs (e.g. utilities, taxes, maintenance, refuse);
8. Moving expenses;
9. Business consulting expenses;
10. Extermination services; and
11. Landscaping.

CRITERIA:

Both Town staff and Town Board will review each grant application in reference to the following goals:

1. Generate new and sustainable business in Canton.
2. Renovate or utilize space that is now vacant or underutilized.
3. Increase the number of people shopping, working, and/or living with our community.

4. Encourage projects that have a visible and beautifying effect.
5. Act as a catalyst for types of businesses identified as desirable.

GRANT AWARD AMOUNT:

Grant reimbursements are available up to \$10,000 or 50% of interior rehabilitation costs (whichever is less). This grant program is available contingent on remaining fiscal year Economic Development Incentive funds.

PROCESS FOR RECEIVING GRANT:

Review and approval of proposed rehabilitation projects are based upon the intended impact the project may have on the corresponding area as well as, efforts made to compliment design guidelines or street-scape plans for the area in which the project is located, if such exist.

1. Applicant must complete application with building/property owner's signature and submit it with the application as well as, a completed and signed IRS W-9 and other financial forms attached to the application. If the building is historic in nature or included within the Town of Canton's "Historic" Downtown the applicant is encouraged to seek the services of the State Historic Preservation Office (SHPO), including restoration consultations, before an application is completed and designs are formulated.
2. Two (2) professional estimates on cost, pictures of the current building (interior and exterior), and a professionally drawn drawing/design layout illustrating the proposed work must be included with the application.
3. Applications will be inspected by designated Town of Canton personnel to ensure completeness. Next, the Design Review Committee (made up of the Town of Canton's Code Enforcement Officer, Public Works Director, Assistant Manager/Econ Development Director, Town Manager, and 1 member of the Planning Board) will meet and review submitted applications. At that time a vote will be held to either recommend to the Governing Board approval or denial of an application as submitted.

If a member of the Design Review Committee has or may have a personal or financial interest in an Interior Building Improvement Grant application, the member will recuse him or herself from participating or voting on any application.

4. After a decision has been made the applicant will receive both a phone call and a notification letter concerning the approval or denial of the application. A contract form will be included with the approval letter. Applicants have thirty (30) days from the date of the contract to sign and return the contract, and apply for a building permit or have a plan in the Site Plan Review process, if required, for the approved work.

Applicants must provide a copy of their building permit to the Town of Canton (Attn: Design Review Committee). Grant applications for Locally Designated Landmarks should include an application(s) for a Certificate of Appropriateness (COA) or a Minor Work Certificate of Appropriateness (MWCOA).

5. The Economic Development Agreement must be signed BEFORE any work begins.
6. Work must fully follow plans and renderings as approved by the Design Review Committee and renovations must be completed within one hundred and twenty (120) days of the date of project approval.

REIMBURSEMENT:

Upon completion, copies of paid statements and canceled checks along with photos of the completed work must be submitted to the Town of Canton (Design Review Committee). Failure to submit a reimbursement

request along with paid statements and canceled checks, etc., within three (3) months of the date of project completion may result in forfeiture of potential reimbursement funds.

After thorough inspection by members of the Design Review Committee to ensure work was completed and in a professional manner, a reimbursement will be issued within 7-10 days.

A building or qualified unit may receive no more than one (1) IBIG Grant award within two (2) consecutive fiscal years, thereafter, applicants would be eligible to reapply for IBIG Grant funding.

EXTENSION:

Applicants may be granted an extension, upon written request, if they have a compelling reason(s) based on extenuating circumstances for why they were unable to complete the work within the contracted period.

Facade Improvement Grant Program

INTRODUCTION:

The architectural quality and vitality of Canton's core downtown area is important to the entire Town, its history, image and economy. Proper improvements to the exterior appearances of individual buildings will help develop the appropriate image of inviting and welcoming, while fostering revitalization and the marketability of our Downtown. Therefore, it is important that an organized and coordinated approach to exterior improvements be followed.

The Facade Improvement Grant Program has been established to provide economic incentives to those commercial building owners and/or business owners in a Town of Canton designated *Urban Redevelopment District (URD)* and/or *Business Improvement District (BID)*. For the purpose of this program a "Facade" is defined as "the face of a building; that is, the front, side or rear elevation of a building". First priority will be given to the street and/or public parking area front of buildings.

PURPOSE:

The Town of Canton is focused on preserving special characteristics of these areas by helping owners make quality building improvements that foster a sense of place and overall consistent image for the business community located within these districts.

The purpose of the Facade Improvement Grant Program is to provide an economic incentive to:

1. Complete substantial renovation to building facades within the core of the Town's downtown business district, primarily a URD and/or BID district overlay;
2. Encourage good design projects that capitalize on rehabilitation of the original fabric or design of existing properties;
3. Preserve the unique character of Canton's historic central business district;
4. Promote an attractive environment for new investment and business activity; and
5. Complement other revitalization efforts undertaken by the Town of Canton, such as Street-scape Projects, additional sidewalk and lighting projects, and landscaping improvements.

Grant reimbursements for a portion of exterior rehabilitation costs are available on a first-come, first-serve basis for buildings located in a Town of Canton designated Urban Redevelopment District (URD) or

Business Improvement District (BID). Funds are available once per facade every two (2) years as grant funding is available.

ELIGIBILITY REQUIREMENTS AND RESTRICTIONS:

1. Commercial building owners or business tenants in either a Town of Canton designated Urban Redevelopment District or Business Improvement District overlay;
2. Building and commercial space must be used predominantly by and for a for-profit business;
3. Owner and tenants may request incentive grants separately; however, any tenant must have the owner's written permission attached to the application along with a detailed drawing of what facade improvements are proposed. Only one (1) application per facade is eligible for approval;
4. "Use" of the building (whether current or future) must be a "Permitted Use" within the applicable zoning district and conform to all zoning requirements. Non-conforming uses or those which have been grandfathered are not eligible under this program unless work included within this project will bring the building and/or facade closer to conformity;
5. Owners of vacant buildings shall be eligible if the owner's purpose is to rehabilitate the structure/facade to attract eligible businesses. Expenses will be reimbursed only after proposed facade improvements have been completed and the building is identified and advertised as "For Lease". The advertisement "For Lease" shall consist of a sign displayed in the building's storefront not to exceed 3 feet x 3 feet. Only one (1) sign is allowed per storefront. Said sign must be of professional quality/stock. Neither banners displayed on or in a property nor writing/painting on a window are allowed under this requirement.
6. All town/county taxes for a building where grant funds are requested must be current and paid in full. For any building with delinquent town/county taxes for years prior to the grant cycle year, the owner(s) must attach a receipt to show ad valorem taxes are current.
7. All applications and design drawings must be submitted for approval prior to the beginning of construction.
8. All proposed rehabilitation work must comply with all code, ordinance and policy requirements of the Town of Canton, Haywood County and the State of North Carolina including but not limited to:
 - Building code requirements;
 - Ordinances and other historic district guidelines, where applicable);
 - Obtainment of necessary permits (proof of which may be required); and
 - Established design standards for the designated area.

ELIGIBLE PROJECTS:

1. Cleaning of brick stone fronts (chemical stripping, water wash, scraping);
2. Repair or replacement of facade materials;
3. Repointing of bricks;
4. The removal of false fronts (such as aluminum panels);
5. Exterior painting (when part of a larger rehab effort);
6. Purchase and install of new and approved awnings;
7. Repair or replacement of windows, doors, trim, and cornices;
8. Purchase and install of new and approved signage; and
9. Authentic reconstruction and replacement of original exterior architectural details.

Examples of projects that cannot be funded, either in whole or part by this grant program:

- Sandblasting of exterior bricks, which causes them to deteriorate;
- Removal of historical features; and
- Roof repairs.

GRANT AWARD AMOUNT:

Based on the availability of funds, applications approved for a Facade Improvement Grant will be eligible to receive reimbursements of up to \$5,000 or 50% of exterior rehabilitation costs (whichever is less) after the project is completed and terms of the grant fund award and contract are met.

PROCESS FOR RECEIVING GRANT:

Review and approval of proposed rehabilitation projects are based upon the design guidelines or street-scape plans for the area in which the project is located.

1. Applicant must complete application with building/property owner's signature and submit it with the application as well as, a completed and signed IRS W-9 and other financial forms attached to the application. If the building is historic in nature or included within the Town of Canton's "Historic" Downtown the applicant is encouraged to seek the services of the State Historic Preservation Office (SHPO), including restoration consultations, before an application is completed and designs are formulated.
2. Two (2) professional estimates on cost, pictures of the current facade, a professionally drawn drawing/design layout illustrating the proposed work must be included with the application.
3. Applications will be inspected by designated Town of Canton personnel to ensure completeness. Next, the Design Review Committee (made up of the Town of Canton's Code Enforcement Officer, Public Works Director, Assistant Manager/Econ Development Director, Town Manager, and 1 member of the Planning Board) will meet and review submitted applications. At that time a vote will be held to either recommend to the Governing Board approval or denial of an application as submitted.

If a member of the Design Review Committee has or may have a personal or financial interest in a Facade Improvement Grant application, the member will recuse him or herself from participating or voting on any application.

4. After a decision has been made the applicant will receive both a phone call and a notification letter concerning the approval or denial of the application. A contract form will be included with the approval letter. Applicants have thirty (30) days from the date of the contract to return the executed contract, and apply for a building permit or have a plan in the Site Plan Review process, if required, for the approved work.

Applicants must provide a copy of their building permit to the Town of Canton (Attn: Design Review Committee). Grant applications for Locally Designated Landmarks should include an application(s) for a Certificate of Appropriateness (COA) or a Minor Work Certificate of Appropriateness (MWCOA).

5. Economic Development Agreement must be signed BEFORE any work begins.
6. Work must fully follow plans and renderings as approved by the Design Review Committee and renovations must be completed within one hundred and twenty (120) days of the date of project approval.

REIMBURSEMENT:

Upon completion, copies of paid statements and canceled checks along with photos of the completed work must be submitted to the Town of Canton (Design Review Committee). Failure to submit a reimbursement request along with paid statements and canceled checks, etc., within three (3) months of the date of project completion may result in forfeiture of potential reimbursement funds.

After a thorough inspection by members of the Design Review Committee to ensure work was completed and in a professional manner, a reimbursement will be issued within 7-10 days.

A building or qualified unit may receive no more than one (1) grant award for the same facade within two (2) consecutive fiscal years, thereafter, applicants would be eligible to reapply for grant funding applicable to the same facade.

EXTENSION:

Applicants may be granted an extension, upon written request, if they have a compelling reason(s) based on extenuating circumstances for why they were unable to complete the work within the contracted period.

Architectural and/or Design Services Grant Program

INTRODUCTION:

This is an incentive to encourage good, professional design projects which capitalize on the rehabilitation of existing properties and/or the introduction of new building and/or facade design. This program is intended to encourage further private reinvestment in existing buildings and promotes appropriate and attractive design projects that preserve the architectural character of our community.

ELIGIBILITY:

1. An Architectural and/or Design Services Grant is available only to building owners or tenants (with building owner's consent).
2. To be eligible a building must be:
 - Listed on the National Register of Historic Places;
 - Located within a Historic District; or
 - Located within a Town of Canton designated *Urban Redevelopment District (URD)* or *Business Improvement District (BID)*.

QUALIFYING ARCHITECTURAL AND/OR DESIGN SERVICES:

Eligible expenditures include*:

1. Measured drawings;
2. Schematic design;
3. Rendered sketches of interior and/or exterior;
4. Floor plans draw to scale;
5. Preliminary scope of work and cost estimates; and/or
6. Construction documents.

Ineligible expenditures include:

1. Construction costs

*All designs proposed for historic buildings must reflect compliance with the Secretary of the Interior's "Standard for Rehabilitation". Program standards will be provided to each grant applicant before award is made to ensure they understand requirements.

GRANT AWARD AMOUNT:

This grant program provides 50% of the design cost or up to \$1,500/project, whichever is less.

PROCESS FOR APPLYING AND RECEIVING GRANT:

1. Applicant must meet with the Town Manager to discuss grant and project.
2. Complete application and return to the Canton Town Hall, Attn: Town Manager.
3. The Town Manager will review the application to ensure information is clear and specific and advise the Design Review Committee of receipt of application.
4. The Design Review Committee will schedule a meeting to review the application and meet with architect and grant applicant to discuss scope of work and pre-design questions.
5. Applicant is notified by mail of acceptance, acceptance with conditions, or rejection of application.
6. Any changes to approved scope of architectural and/or design work must be submitted in writing to the Design Review Committee and will be reviewed by the Committee at their next meeting.

REIMBURSEMENT:

Upon completion of professional Architectural and/or Design services, copies of paid statements and canceled checks for design work completed must be submitted to the Town of Canton (Design Review Committee). Failure to submit a reimbursement request along with paid statements and canceled checks, etc., within three (3) months of the date of project completion may result in forfeiture of potential reimbursement funds.

Only after the proposed scope of work has been completed and reimbursement request information submitted will the Town of Canton provide reimbursement for previously approved expenditures.

Delayed Annexation

INTRODUCTION:

It is the policy of the Town of Canton that any commercial customer located outside of the corporate limits requesting new connection to the Town of Canton's water or sewer must petition for voluntary annexation. This petition for voluntary annexation and subsequent legal agreements/documents must be signed and recorded before any final connection will be made.

In an effort to assist new business and/or development wishing to locate within our community, the Town of Canton may, at its discretion, agree to delay annexation for a period of no longer than five (5) years. The purpose of this delayed annexation is solely to assist a development or large commercial business during the construction and early stages of operation to get on their feet.

JURISDICTION:

This policy applies to those properties/parcels for new development that are located outside the corporate limits of the Town of Canton. This includes those which are located in the Town's ETJ (Extra Territorial Jurisdiction).

ELIGIBILITY:

1. Property/Parcel(s) for development must be located outside the Town of Canton's corporate limits.
2. The developer or business owner must show just reason why a delayed annexation is imperative to the startup and ultimate success of their business endeavor.
3. New capital investment expected over the first 3 years after purchase or completion must equal or exceed \$1,500,000 to be eligible as well as, the developer/business owner may be required to show proof of financing to complete development and construction of the property/parcel.
4. During the development/construction phase all infrastructure and other improvements must be completed to Town of Canton standards and specifications, including but not necessarily limited to setbacks, property development standards, water and sewer improvements specs, hydrant and stormwater requirements, street and curb and gutter standards, along with sidewalk construction requirements.

Adopted this the ____ day of _____, 2016.

CANTON TOWN BOARD OF ALDERMAN/WOMEN

By: _____
ZEB SMATHERS, Mayor

Attested By: _____
Lisa Stinnett, Town Clerk