

City of Fort Worth
Relocation Incentives Policy & Guidelines for Qualifying
Businesses Affected by Public Infrastructure Projects

Effective June 28, 2016 through June 27, 2018

1. GENERAL PURPOSE AND OBJECTIVES

1.1 Purpose

The City of Fort Worth (“City”) values the many businesses that comprise the fabric of Fort Worth’s business community and which provide for the creation of new jobs and lead to positive economic growth and stabilization. As a result, in accordance with the provisions and conditions of this policy statement (“Policy”), the City will, on a case-by-case basis, consider the granting of incentives for businesses that are displaced and must relocate as a result of an eminent domain, or condemnation, action filed by the City or another public agency on account of a public infrastructure project that is designated by resolution of the City Council as a “Major Public Infrastructure Project” in an effort to retain those businesses in the City.

The City acknowledges that different areas of the City face varying degrees of challenges in attracting private sector capital for quality business development. Therefore, the City has designed this Policy to provide greater assistance to businesses relocating in areas of the City where private investment and market activity has lagged behind other areas of the City. (See Exhibit A).

2. INCENTIVES AVAILABLE

Any business that is displaced and must relocate as a result on an eminent domain, or condemnation, action filed by the City or another public agency on account of a public infrastructure project that is designated by resolution of the City Council as a “Major Public Infrastructure Project” will qualify under this Policy for the following list of incentives, as applicable, if that business relocates to a location within the corporate limits of the City. The City Council shall have sole and final authority to determine the applicability of this Policy, including, but not limited to, whether a particular operation is a “business” within the meaning and intent of this Policy and whether a given Major Public Infrastructure Project will, in fact, displace the business. A business must complete and submit a relocation incentive application with the City of Fort Worth’s Economic Development Department prior to locating to a new location in order to qualify for these incentives.

3. INCENTIVES FOR RELOCATING WITHIN AREA 1 (AS APPLICABLE)

3.1 Waiver of the development fees outlined below:

- a. building permit (including fees for inspection);
- b. zoning fee (required for zoning changes);
- c. ordinance inspection fee (all trades);

- d. temporary and permanent encroachment fees (up to 90-days);
 - e. platting fees
 - f. expedited zoning process fee; and
 - g. fire, sprinkler, and alarm permit fees;
- 3.2 Release of certain liens such as weed, demolition, board-up/open structure, and paving;
- 3.3 Expedited plan review (through the City contracted plan review service);
- 3.4 Expedited Zoning process; and
- 3.5 Eight-year, 75% tax abatement on new real and new personal property investment for businesses that purchase real property within the Central City Target Area and make improvements on that property, and otherwise in accordance with state law.

4. INCENTIVES FOR RELOCATING WITHIN AREA 2 (AS APPLICABLE)

- 4.1 Waiver of the development fees outlined below:
 - a. building permit (including fees for inspection);
 - b. zoning fee (required for zoning changes);
 - c. ordinance inspection fee (all trades);
 - d. temporary and permanent encroachment fees (up to 45-days);
 - e. platting fees
 - f. expedited zoning process fee; and
 - g. fire, sprinkler, and alarm permit fees;
- 4.2 Release of certain liens such as weed, demolition, board-up/open structure, and paving;
- 4.3 Expedited plan review (through the City contracted plan review service);
- 4.4 Expedited Zoning process; and
- 4.5 Four-year, 50% tax abatement on new real and new personal property investment for businesses that purchase real property within the Central City (but outside Area 1) and make improvements on that property, and otherwise in accordance with State Law.

5. INCENTIVES FOR RELOCATING WITHIN AREA 3 (AS APPLICABLE)

- 5.1 Expedited plan review (through the City contracted plan review service); and.
- 5.2 Expedited Zoning process (if fee paid).
- 5.3 Three-year 25% tax abatement on new real and new personal property investment for businesses that purchase real property in the City (but outside Area 1 and Area 2) and make improvements on that property, and otherwise in accordance with state law.

6. CONTACT INFORMATION

For more information about this program, contact the City of Fort Worth's Economic Development Department at 817-871-6021.