

# Business Incentives

The City of Hutchins and the Hutchins Economic Development Corporation team understand the unique and confidential needs of businesses and developers. To facilitate and encourage development, the City offers progressive economic development incentives:

## 4B Sales Tax

Hutchins has the ability to use sales tax incentives authorized under Chapter 380 of the Local Government Code to develop commercial and retail projects. These Chapter 380 Agreements allow Hutchins to attract development by refunding a portion of the sales tax the project generates back to the developer under a long-term contract. These agreements are win-win for the developer and the City. The developer receives assistance to make the project viable, and the City benefits from growth in sales tax revenue, property taxes and new jobs.

## Fast & Easy Permitting

The City of Hutchins understands the importance of taking a project from concept to reality in a timely manner. The Hutchins Economic Development Corporation will assist you to ensure that there are no roadblocks to delay your project. We will make sure that your project gets the most expedited permitting available anywhere. Here are some of the areas that we will lead the fast track permitting efforts:

- Issuing of special use permits
- Issuance of building permits
- Issuances of sign permit
- Plan review
- Issuance of plumbing, heating, electrical permits
- Issuance of grading permit
- Architectural review
- Variance
- Zoning change

## Foreign Trade Zone (FTZ)

In February 2008, the United States Foreign-Trade Board approved the expansion of FTZ-39 to include 382 acres in Hutchins. Companies can benefit from FTZs because FTZs are considered to be outside of U.S. Customs Territory for the purpose of customs duty payment. Therefore, goods entering FTZs are not subject to customs tariffs until the goods leave the zone and are formally entered into U.S. Customs Territory. Merchandise that is shipped to foreign countries from FTZs is exempt from duty payments. This provision is especially useful to firms that import components in order to manufacture finished products for export.

## **Infrastructure and Other Incentives**

The Hutchins Economic Development Corporation will work with you on your entire project needs including infrastructure, workforce training, waste water, roads and more. No matter how small or how large the project, we will be there to make it work for you. There is no challenge too small or too large for our team to work through for you. We have a proven track record in finding creative solutions to even the toughest challenge.

## **Keep Hutchins Beautiful Grants**

The Hutchins Economic Development Corporation will provide matching beautification Grants to qualified Hutchins businesses. Qualifying applicants may receive matching grant to fund projects that enhance property and provide visual improvements to their facilities. These projects may include landscaping, painting, parking improvements, signage, painting, building of facades and screening. Generally, the Hutchins Economic Development Corporation will match each project dollar for dollar up to five thousand dollars (\$5000) in HEDC expenditures. An application is available for download below.

## **Tax Abatements & Rebates**

The City of Hutchins considers tax abatements and rebates to eligible developments, based upon the new tax base value the project will add to Hutchins and based upon the number and type of jobs the project will save or create. An application and further explanation of the program guidelines are provided to potential applicants.

## **Tax Exempt Financing**

Hutchins has the ability to partner with a local industrial development corporation to provide the conduit for issuing tax-exempt industrial revenue bonds for manufacturing company developments that meet state and federal guidelines. Potential projects are considered by the city's bond counsel.

**Texas Enterprise Zone Program:** About 95 percent of the City of Hutchins has been designated as an enterprise zone by the State of Texas. The Texas Enterprise Zone Program is an economic development tool for local communities to partner with the State of Texas to promote job creation and capital investment in economically distressed areas of the state.

Designated projects are eligible to apply for state sales and use tax refunds on purchases of all taxable items purchased for use at the qualified business site related to the project or activity. The level and amount of refund is related to the capital investment and jobs created at the qualified business site. In addition, the City of Hutchins offers incentives to participants under the enterprise zone program, such as tax abatement, tax increment financing and one-stop permitting.

## Triple Freeport Tax Exemption on In-Transit Goods

Hutchins has Triple Freeport, the exemption of Freeport property from taxation by all three taxing jurisdictions - The City of Hutchins, Dallas County and the Dallas Independent School District. The exemption covers goods that are detained in the state for purposes of assembling, storing, manufacturing, processing, or fabricating by the person who acquired or imported the property.

To qualify for the exemption, the goods must be transported out of state no later than 175 days after the date that the owner acquired or imported the property. The owner must file an application with the Chief Appraiser by April 30 of each year the exemption is sought.

The Dallas County Appraisal District provides a worksheet and application for Freeport Exemptions.

## State Incentives

**The Texas Enterprise Fund:** The Texas Enterprise Fund can be used for a variety of economic development projects, including infrastructure development, community



development, job training programs and business incentives.

**The Texas Capital Fund Infrastructure and Real Estate Programs:** These programs provide a way for an eligible applicant to receive funds to make infrastructure and/or real estate improvements to support a specific business that is expanding or beginning operations in the applicants jurisdiction. The business must create or retain jobs for Texans.

**The Skills Development Fund:** The Skills Development Fund is offered through the Texas Workforce Commission and assists businesses and trade unions by financing the design and implementation of customized job training projects at public community colleges or technical colleges.

**The Emerging Technology Fund:** The Emerging Technology Fund was created by the state to attract investment in cutting-edge research and technology. Projects are eligible for funding if they will result in the creation of high quality new jobs and have the potential to result in a medical or scientific breakthrough.

## Hutchins Incentive Applications

Hutchins Incentive Application 33.5 KB

Hutchins Incentive Application Guidelines 65.76 KB

For information on local or state incentives contact Guy Brown, Director, Hutchins EDC at 972-225-4449 or [email](#).