

# THE GRAND ISLAND ADVANTAGE

Incentives and Other Financial Resources for Business

## COMMUNITY REDEVELOPMENT AUTHORITY (CRA) RESOURCES

The following programs can only be used in areas of the city that have been declared blighted and substandard. For a map of Grand Island's blighted and substandard areas, [click here](#).

**Tax Increment Financing (TIF):** Through this program, increased taxes on a project can be captured and after they are paid annually, the county treasurer will send the revenue to the CRA, which will use the funds to make payments on a bond issued as part of the redevelopment contract. This process takes between three and six months, depending on the project and if city council needs to consider declaring an area blighted and substandard prior to the TIF application. The typical cost for the entire process is between \$7,500 and \$50,000, depending on the project. [Learn more.](#)

**Micro-TIF:** These are small TIF projects involving a single property. This is a simplified form of TIF, requiring a \$50 fee. Single family projects are limited to final valuation of \$350,000 for commercial properties, while multi-family projects are limited to \$1.5 million and historic projects are limited to \$10 million. Applications are available from the Nebraska Department of Economic Development but are submitted to the CRA with the City of Grand Island. [Learn more.](#)

**Facade Improvement Program:** This is only available for commercial properties in Areas 1-6 of the city. It requires a match of \$7 for every \$3 received — and the applicant must work with an architect on the design. The CRA typically has about \$300,000 available each year. Applications are accepted throughout the year. Grants are available on a first-come, first-serve basis and are typically awarded in October of each year. [Learn more.](#)

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## LOCAL SOURCES OF FUNDING

**PACE (Property Assessed Clean Energy) Financing:** This program aids developers that are making energy efficiency improvements to new or existing buildings. Upgrades are paid over time using a property tax assessment. The City of Grand Island facilitates this process by creating the assessment. [Learn more.](#)

**Railside Business Rental Assistance:** This program may be used anywhere in CRA Area 1. It provides 80% of rent for up to six months. [Learn more.](#)

**Community Development Block Grants (CDBG):** The city receives approximately \$400,000 annually in CDBG funding each year. This is federal funding. Applications are accepted in early spring of each year. These funds are designed to provide assistance to low- to moderate-income families, as well as businesses serving those families in Grand Island. [Learn more.](#)

**Community Development Block Grant (CDBG) Re-Use Funds:** The CDBG Re-Use Funds provide communities and businesses with resources to address a wide range of unique community development needs. Businesses expanding and creating employment opportunities for low-to-moderate income persons may be eligible to receive CDBG Reuse Funds. These grants are currently limited to \$15,000 and based on the number of jobs created or retained. [Learn more](#) via the Grand Island Area Economic Development Corp.

**LB840 Funds:** LB840 funds are business recruitment/expansion funds provided by the City of Grand Island and its taxpayers. These funds are managed by the Grand Island Area Economic Development Corporation on behalf of the City. All applications are approved by the City Council. [Learn more](#) via the Grand Island Area Economic Development Corp.

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## LOCAL SOURCES OF FUNDING

**Center for Rural Affairs:** Offers four essential services: financing (microloans), business training, one-on-one business counseling, and networking. With the assistance of their staff, you can create a business plan, research potential markets and marketing ideas, discuss management issues with experienced business specialists, and apply for a small business loan. The Center for Rural Affairs is a nonprofit, mission-driven lender focusing on underserved communities and communities that mainstream finance doesn't traditionally reach. [You can find your nearest loan specialist here.](#) [Learn more.](#)

**South Central Economic Development District (SCEDD):** Serves 13 counties in South Central Nebraska, focusing on community, housing and business development. They are committed to improving communities, assisting in housing development, and offering assistance to businesses in the SCEDD region. SCEDD can assist with financing, grant applications, and more.

**Nebraska Enterprise Fund:** A statewide microenterprise intermediary and Certified Community Development Financial Institution (CDFI) providing business development services and financing to micro and small businesses across Nebraska. [Learn more.](#)

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## **ELECTRIC UTILITY/ WATER UTILITY**

**Discounts for Primary Service:** If Three-Phase Power energy is metered on the primary side (7.2 KV or above) of the service, a 3% reduction will be made in the energy billed. In addition, if the user owns and maintains all necessary transformation equipment and structures, a 5% reduction will be made in the demand billed. These discounts, however, do not apply to the minimum stated. [Learn more.](#)

**Waiver of Demand Charge:** For customers developing a new site, or significantly expanding an existing facility, the city's utilities department may waive the charge on the incremental demand for the first 12 months of service. Customers developing a new site must have an anticipated load of at least 500 KW; these customers will have the entire demand charge waived for the 12-month period. [Learn more.](#)