Jefferson County Industrial Development Agency
PROJECT TYPE LISTING
Evaluative Criteria

As per the new State Law requirement each project must include a **written cost benefit analysis** and be evaluated using the criteria listed below:

- **Extent to Which a project will create or retain permanent jobs**
- **Estimated Value of Tax Exemptions to be provided**
- **Amount of private sector investment**
- **Likelihood of project being accomplished in a timely fashion**
- **The extent of new revenue provided to local taxing jurisdictions**
- **Any other misc. public benefits that might occur**

Material Terms

In addition, as a best practice recommendation IDA Boards, at the time of project approval, should identify "Material Terms" which will be used to determine if a project applicant has met the obligations required for the approval of incentives that were set by the board. These "Material Terms" will be utilized by the board in setting and monitoring project benchmarks during the term of the incentives for the purposes of administering the IDA's Recapture Policy.

It is understood that these "Material Terms" may vary depending on project type and project specifics. Some "Evaluative Criteria" may be defined by the IDA Board as a "Material Term" for the purposes of recapture, but not all Evaluative Criteria may or should be defined as Material Terms.

See Attached Table for Suggested Project Types, Material Terms and Evaluative Criteria.

Adopted 6/2/16, Ratified 7/7/16
Reviewed 10/1/20

JCIDA Project Type Matrix
Required State Criteria, Material Terms & Evaluative Criteria

State Required Criteria	Project Type	Material Terms	Evaluative Criteria
1. Extent to which a project will create or retain permanent jobs 2. Estimated value of tax exemptions 3. Amount of private sector investment 4. Likelihood of project being accomplished in a timely fashion 5. Extent of new revenue provided to local taxing jurisdictions 6. Any other misc. public benefits	**Manufacturing, Warehouse, Distribution**	1. Create or Retain Jobs 2. Private Sector Investment 3. Local Labor Construction 4. Wage Rates above Median Wage for Area	1. Wage Rates (above Median Wage for Area) 2. Regional Wealth Creation (% Sales/Customers Outside Area) 3. In Region Purchases (% of overall Purchases) 4. Research and Development Activities 5. Investments in Energy Efficiency 6. Locational Land Use Factors, Brownfields or Locally Designated Development Areas 7. LEED/Renewable Resources 8. Retention/Flight Risk
	Agricultural, Food Processing	1. Create or Retain Jobs 2. Private Sector Investment 3. Local Labor Construction 4. Wage Rates above Median Wage for Area	1. Wage Rates (above Median Wage for Area) 2. Regional Wealth Creation (% Sales/Customers Outside Area) 3. In Region Purchases (% of overall Purchases, from Local Growers) 4. Research and Development Activities 5. Investments in Energy Efficiency 6. Locational Land Use Factors, Proximity to Local Ag. Production 7. LEED/Renewable Resources

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			8. Retention/Flight Risk
State Required Criteria	**Project Type**	**Material Terms**	**Evaluative Criteria**
1. Extent to which a project will create or retain permanent jobs 2. Estimated value of tax exemptions 3. Amount of private sector investment 4. Likelihood of project being accomplished in a timely fashion 5. Extent of new revenue provided to local taxing jurisdictions 6. Any other misc. public benefits	**Adaptive Reuse, Community Development**	1. Private Sector Investment 2. Retain or Create Jobs (if applicable) 3. Local Labor Construction 4. Increased Property Value 5. Increased Revenue to Local Taxing Jurisdictions	1. Distressed Census Tracts 2. Age of Structure 3. Elimination of Slum and Blight 4. Building or Facility Vacancy 5. Redevelopment Supports Local Community Development Plan 6. Environmental or Safety Issues 7. LEED/Renewable Resources 8. Building or site has Historic designation 9. Site or Structure has delinquent Property or other local Taxes 10. Project/Developer's Return on Investment 11. Impediments to Conventionally Finance Project
	Tourism	1. Private Sector Investment 2. Create or Retain Jobs (if applicable) 3. Local Labor Construction 4. Regional Wealth Creation (% Sales/Customers Outside Area)	1. Market Study (Document Demand and Impact on Existing Operators) 2. Regional Wealth Creation 3. Proximity/Support of Regional Tourism Attractions/Facilities 4. Local Official(s), Convention Visitors Bureau Support 5. In Region Purchases, Support of Local Vendors

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			6. LEED/Renewable Resources 7. Generation of Local Revenues (i.e. Hotel Bed Taxes)
State Required Criteria	**Project Type**	**Material Terms**	**Evaluative Criteria**
1. Extent to which a project will create or retain permanent jobs 2. Estimated value of tax exemptions 3. Amount of private sector investment 4. Likelihood of project being accomplished in a timely fashion 5. Extent of new revenue provided to local taxing jurisdictions 6. Any other misc. public benefits	**Retail**	1. Private Sector Investment 2. Create or Retain Jobs (if applicable) 3. Local Labor Construction 4. Regional Wealth Creation (% Sales/Customers Outside Area)	1. Market Study/Goods or Services Not Readily Available, Impact on Existing Businesses (Municipal CEO approval) 2. Regional Wealth Creation 3. Highly Distressed Census Tracts 4. Urban or Town Center Location 5. Elimination of Slum and Blight 6. Alignment with Local Planning and Development Efforts
	Back Office, Data, Call Centers	1. Private Sector Investment 2. Create or Retain Jobs (if applicable) 3. Local Labor Construction 4. Wage Rates above Median Wage for Area	1. Wage Rates (above Median Wage for Area) 2. Regional Wealth Creation (% Sales/Customers Outside Area) 3. In Region Purchases (% of Purchases from Local Vendors) 4. Supports Local Business or Cluster 5. Retention/Flight Risk 6. LEED/Renewable Resources

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State Required Criteria	Project Type	Material Terms (Suggested)	Evaluative Criteria (Suggested)
1. Extent to which a project will create or retain permanent jobs 2. Estimated value of tax exemptions 3. Amount of private sector investment 4. Likelihood of project being accomplished in a timely fashion 5. Extent of new revenue provided to local taxing jurisdictions 6. Any other misc. public benefits	**Energy Production**	1. Private Sector Investment 2. Create or Retain Jobs (if applicable) 3. Local Labor Construction 4. Wage Rates above Median Wage for Area	1. Wage Rates (above Median Wage for Area) 2. In Region Purchases (% of Overall Purchases, Local Construction Jobs/Suppliers) 3. Advances Renewable Energy Production/Transmission Goals 4. Provides Capacity or Transmission to Meet Local Demand or Shortage
	Market Rate Senior Housing	1. Private Sector Investment 2. Create or Retain Jobs (if applicable) 3. Local Labor Construction 4. Senior Residents at or Below Median Income for Community	1. Market Study (Document Need and Impact on Existing Facilities) 2. Highly Distressed Census Tract 3. Alignment with Local Planning and Development Efforts 4. Urban, Town/Village Center Location 5. Local Official(s) Support 6. Located in Areas that Serve Below Median Income Seniors 7. Facility Promotes Walkable Community Areas 8. Review of Project/Developer's Return on Investment 9. Ability to Conventionally Finance

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			10. Provides Specific Senior Amenities (Community Rooms, Health Services etc.) 11. Senior Residents at or Below Median Income for Community
State Required Criteria	**Project Type**	**Material Terms (Suggested)**	**Evaluative Criteria (Suggested)**
1. Extent to which a project will create or retain permanent jobs 2. Estimated value of tax exemptions 3. Amount of private sector investment 4. Likelihood of project being accomplished in a timely fashion 5. Extent of new revenue provided to local taxing jurisdictions 6. Any other misc. public benefits	**Commercial Housing**	1. Private Sector Investment 2. Create or Retain Jobs (if applicable) 3. Local Labor Construction	1. Market Study (Document Unmet Need and Impact on Existing Facilities) 2. Highly Distressed Census Tracts 3. Alignment with Local Planning and Development Efforts 4. Urban or Town/Village Center Location 5. Local Official(s) Support 6. Located in Areas that have Inadequate Housing Supply 7. Facility Promotes Transit Oriented or Walkable Community Areas 8. Review of Project/Developer's Return on Investment 9. Impediments to Ability to Conventionally Finance Project