



CITY OF WILMER, TEXAS ECONOMIC DEVELOPMENT

2017 OVERVIEW AVAILABLE INCENTIVE PROGRAMS

Introduction

The City of Wilmer, located in Southeast Dallas County (the Trinity Inland Port) along Interstate 45 and the Union Pacific Rail Road Intermodal Terminal, enjoys numerous advantages for the attraction of new companies. One group of advantages is the Available Incentive Programs offered by the City and the two Economic Development Sales Tax Corporations.

This Overview serves as a quick reference to those Incentive Programs available for qualified businesses. These Programs are listed below.

Tax Abatement – City of Wilmer

- Tax abatements are granted to the owners of real and business personal property; for projects where the real estate is leased, special terms and conditions will be required in the agreement.
- An investment of at least \$10,000,000 in taxable assets for any new construction. The acquisition cost of the real estate is not included in computing the amount of taxable assets. Construction costs are not necessarily indicative of the taxable value of the property. (The taxable value is determined by the Dallas Central Appraisal District as of January 1 of each year.)
- Tax abatements will be considered where the project will generate at least 25 new full-time employees.
- A project may be granted tax abatement on real and/or business personal property for a period of up to 10 years, depending on the evaluation of the tax abatement guideline criteria.
- Tax abatements will be considered for these categories of business:
 - Warehousing and Distribution
 - Fabrication and Assembly
 - Manufacturing and Processing

- Regional Service Operation - financial, accounting, insurance, or other similar back-office operation
- Major Tourist Attraction

The tax abatement application and approval process with the Wilmer City Council can be completed within 30 to 60 days.

Economic Development Sales Tax Funds – Wilmer Economic Development Corporations

The City of Wilmer has two one-half cent sales tax funded economic development corporations (Type A and Type B) for considering cash grant incentives for economic development projects. A full 1 cent tax fund is available for grants. Each EDC offers cash grants based on the following criteria:

- Assessed value from real and business personal property for impact analysis
- Industrial, commercial, and professional employment based on Full Time Employment (FTE) salary averages with full benefits
- Minimum assessed project value of \$1,000,000

Cash grants can be offered for primary job creation, expansion and retention of these types of projects:

- Warehousing and Distribution
- Fabrication and Assembly
- Manufacturing and Processing
- Regional Service Operation - financial, accounting, insurance, or other similar back-office operation
- Major Tourist Attraction
- Corporate headquarters
- Infrastructure improvements related to the project
- Retail and commercial office projects.

The cash grant approval process with the EDC’s can be completed within 30 to 60 days.

City of Wilmer Sales Tax – 380 Agreements

The City has a one-cent sales tax that can be offered via cash grants for special projects using similar criteria and qualifications as the ED Sales Tax Fund and the Tax Abatement Policy. As all Wilmer Incentive Programs, they are offered on a case-by-case basis.

Triple Freeport Exemptions

Wilmer enjoys the Triple Freeport property tax exemptions on inventory held less than 175 days from the Dallas Independent School District, Dallas County and the City of Wilmer.

State of Texas Programs

The Enterprise Zone, Capital Fund, Skills Development (job training), and Emerging Technology Funds as well as State Sales and Use Tax Exemptions may be available

depending on project criteria. Wilmer Economic Development can provide assistance on accessing these programs.

Dallas County Tax Abatement

Dallas County through the Commissioners Court has a Tax Abatement Program that was used as recently as September of 2014 for the Proctor and Gamble distribution facility in Wilmer:

“The \$50 million facility near Interstate 45 and Mars Road is set to open in early 2015. The county will rebate 75 percent of the site’s real property taxes, plus 50 percent of the taxes collected from the business personal property held in the site.”

Wilmer Economic Development can assist with applying for County Tax Abatement on qualifying projects.

Federal Programs

Foreign Trade Zone 39 from Dallas-Fort Worth Airport extends over Wilmer’s industrially zoned developments. A request based on a forthcoming project is all that is required to initiate the FTZ designation.

New Market Tax Credits are also available; all the City of Wilmer is in a qualifying Federally designated census tract.

Property Taxes

As witnessed by the recent location of Makita, Medline, Proctor & Gamble, Whirlpool, and Ace Hardware distribution centers to Wilmer, the community leadership has positioned the City to be highly competitive in the DFW market place.

Wilmer is in the enviable position of having one of the lowest tax rates (**\$.503 per \$100 evaluation**) in the area, in some cases almost half that of its sister cities.

Transportation and Logistics

As several other nationally recognized and Fortune 500 companies have discovered, the City of Wilmer is a prime location with easy access to key transportation links such as Interstate 20, Interstate 45, Interstate 35E, Interstate 635, U.S. 67, U.S. 175, and the soon to be Loop 9; which, when completed, will totally encircle Wilmer.

Wilmer is a short 15-minute drive from downtown Dallas, a 30-minute drive from Love Field Airport, and a 40-minute drive from DFW International Airport.

The Union Pacific Rail Road has a major Intermodal Terminal in Wilmer as well.

With over 20,000 acres of prime developable land and five industrial business parks, with these transportation assets, Wilmer has become a major participant in the development of southern Dallas County.

Conclusion

Wilmer has:

- The ability to expedite/fast-track building permitting to meet a project's implementation activity due to its lack of bureaucracies and as seen by the large projects' testimonies that have located to Wilmer;
- Cooperation of state and local government to expeditiously resolve project development issues (planning through implementation) associated with large complex projects;
- The availability of a suitably zoned site, with supporting utility and transportation infrastructure;
- A positive work environment, aesthetics and functionality with access to local amenities and personal life characteristics to help attract and retain employees for the long term;
- Wilmer expects a positive and mutually beneficial relationship with its corporate citizens for the long-term;
- Access to business support infrastructure and State, Regional and Local economic incentives;
- A cost-competitive environment for capital expenditures and overall operations i.e., utilities, transportation, labor and taxes;

The City of Wilmer and the Wilmer Economic Development Corporations have several Available Incentive Programs that make it a very competitive site for the recruitment, retention and expansion of businesses considering South Dallas County. If you need assistance with these Programs or have any questions, please contact:

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