



Primary Jobs/Site Specific Incentive Application

City of Tucson Economic Initiatives
255 W. Alameda St., P.O. Box 27210
Tucson, Arizona 85701
Phone: 520.837.4100
ConnectTucson@tucsonaz.gov

OVERVIEW

The Primary Jobs Incentive assists Tucson in its efforts to bring quality jobs and investment into the region. The incentive provides up to a 100% reimbursement of construction sales tax to qualifying expenses such as the project's public infrastructure improvements, offsets to impact fees, and/or job-training. The City may also reimburse eligible building permit fees.

Qualifying projects must:

- Invest a minimum of \$5 million in facilities or equipment
- Create 25 jobs that pay wages of at least \$54,932 annually (and all other local jobs are paid an average of \$50,164)
- Cover at least 75% of employee health insurance premiums

The Site Specific Sales Tax Incentive supports retail projects that would not otherwise locate in the City of Tucson. For qualified businesses, the City may apply project-generated tax revenues to qualifying public expenses such as job training or public infrastructure improvements. Projects must create significant and quantifiable economic benefits to be considered. The amount of sales tax revenue applied cannot exceed the economic benefit created by the project.

Qualifying projects must:

- Be a retail project
- Create significant and quantifiable economic benefits
- Generate sales tax in excess of the economic benefit created by the project

APPLICATION INSTRUCTIONS

Please contact the Office of Economic Initiatives prior to starting your application for an initial determination of eligibility. Deliver completed applications to ConnectTucson@tucsonaz.gov

1) Applicant Description

a) Applicant Name: _____

b) Name of Business (if applicable): _____

- c) Address: _____
City: _____ State: _____ Zip: _____
d) Email: _____ Phone: _____

2) Project Description

- a) Location Address: _____
a) Is property located in the Central Business District: Y N
b) New Development: Or Renovation:
c) Existing Zoning: _____

a) Indicate whether the property is currently, or was recently, subject to a City zoning change process. If so, include Planning & Development Services Case Number: _____
b) Current Use (e.g., office, retail, multi-family, vacant): _____
c) Latest appraised value or purchase price: _____

3) Detailed Description of the Project

Provide a detailed description of the proposed improvements and uses

4) Break down each use by square feet:

	SqFt	Stories	#Units/ Rooms	LeaseRate /SqFt
Office	_____	_____	_____	_____
Retail	_____	_____	_____	_____
Hotel/Motel	_____	_____	_____	_____
Warehouse/ Ind	_____	_____	_____	_____
Parking	_____	_____	_____	_____
Other	_____	_____	_____	_____

Remarks on breakdown

CAPITAL INVESTMENT

5) Detailed breakdown of proposed project costs

Land/building acquisition	_____
Soft cost (design and engineering)	_____
Other soft cost (financing, taxes, insurance, permits, etc.)	_____
Hard construction cost (including any site improvements)	_____
Contingency	_____
FF&E	_____
Total Capital Investment (including FF&E):	_____

6) Funding *(List all sources of funding for the project):*

Name	Amount
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Total funding amount: _____

Funding remarks: Please explain any difference between capital investment and total funding.

Project Timing

7) Construction Start Date:

Anticipated Completion:

JOB CREATION & EMPLOYMENT IMPACT

8) **Current Number of Employees:**

a) Full-time: _____ Part-time: _____

b) Employee salary range: _____ - _____

c) Average employee salary: _____

Number of Employees Post Project Completion:

d) Full-time: _____ Part-time: _____

e) Employee salary range: _____ - _____

f) Average employee Salary: _____

g) Number of new positions paying > \$54,932 per year: _____

Please attach spreadsheet of job composition and pay along with this application

Revenue Impact

9) Current Revenue (if applicable): _____ /Year

Post Completion Revenue: _____ /Year

10) Explain the overall economic benefit to the City of Tucson (including indirect benefits):

11) Explain how the project would not be possible but for the Primary Jobs or Site Specific Sales Tax Incentive?

12) Local Contractors

The City of Tucson recognizes that the use of local subcontractors for construction projects boots our local economy. The City encourages developers to hire 70% Pima Country construction workforce. The City also encourages subcontractors to participate in the Apprenticeship Program (Ordinance 10462) which helps prepare our workforce for future employment opportunities. The program is funded by subcontractors and is not borne by the developer.

Name of Contractor(s) if known: _____

What percent of subcontractors are local? _____

Does the contractor use skilled labor and/or contribute to apprenticeship programs?

Y N

APPLICATION REVIEW & FEE

An internal City team will review your application and make a determination regarding whether to move the request forward to the Mayor & Council for review. Upon direction from the Mayor and Council to proceed, the applicant will pay an application fee to the City.

AUTHORIZATION

I/We certify that the information on this application is complete and accurate. I understand my responsibility, as the applicant, to respond to reasonable requests for information from the City and to be present at meetings regarding this application at the request of City staff. Submittal of this Application shall constitute an acknowledgement and authorization to process this request.

Print Name	Applicant Signature	Date
------------	---------------------	------

Print Name	Property Owner Signature	Date
------------	--------------------------	------

Print Name	Property Owner Signature	Date
------------	--------------------------	------