LINN INDUSTRIAL PARK INCENTIVES

The City will sell you the amount of land needed for your business. This “price” will be waived either through new job creations (as determined by the city council) or 5 years of operation. If the business fails or ceases to exist, all land without improvements on it will revert back to the City for additional industries.

Any financing request will have to be brought before the city council. A business plan with financial information would be required before they will consider this option. The council would prefer this to be a very last option to look at.

Financing option of an Industrial Revenue Bond is also a possibility depending on the size of project being built.

Any building constructed will be required to be of an industrial type and meet all building codes.

The city may assist in grading and dirt leveling if necessary.

The City has water and sewer facilities and Prairie Land Electric and Kansas Gas have their respective utilities at the site. The city will furnish water to a meter can to the edge of the property and allow a connection to the sewer main free of charge. Electricity and gas will need to be negotiated with their respective suppliers. From those points it will be the customers responsibility.

All construction shall be approved and inspected by the city.

In Washington County any construction that increases the appraised value may qualify for tax breaks on a case-to-case basis through the Washington County Commissioners.

Landscaping shall be done within the first year of operation as to not make the site unsightly or detrimental to the surrounding area.