

ORDINANCE NO. 17-005

AN ORDINANCE TO AMEND CHAPTER 2, "ADMINISTRATION OF GOVERNMENT" OF THE BOWLING GREEN TOWN CODE BY ADDING ARTICLE VII, "LOCAL ENTERPRISE ZONES".

WHEREAS, Code of Virginia Sections 58.1-3245.8 and 58.1-3245.10 provide for the establishment of a local enterprise zone development taxation program and a local enterprise development fund; and

WHEREAS, the Council of Bowling Green finds that the establishment of local enterprise zones will foster development of commercial and industrial businesses to the benefit of public health, safety, welfare and convenience through the creation of employment opportunities and the promotion of business retention, expansion, formation and location; and

WHEREAS, after a duly advertised and held public hearing on August 3, 2017, the Council of Bowling Green believes it is appropriate to amend the Code of the Town of Bowling Green to amend Chapter 2, "Administration Of Government" by adding Article VII, "Local Enterprise Zones"

NOW, THEREFORE, BE IT ORDAINED AND ENACTED, that the Council of Bowling Green, Virginia, does this 7th day of September 2017, ordains and enacts Ordinance #17-004 to read as follows:

"Article VII – LOCAL ENTERPRISE ZONES

Sec. 2.701. - Purpose.

a) The purpose of this article is to establish a local enterprise zone development taxation program and create a local enterprise zone development fund pursuant to sections 58.1-3245.8 and 58.1-3245.10 of the Code of Virginia. Appropriations from the local enterprise zone development fund may be used, as directed by the Council of Bowling Green for any one or more of the following purposes:

- 1) to provide enhanced law-enforcement and other governmental services, including financing transportation projects, as may be appropriate to secure and promote private investment in the local enterprise zone;
- 2) to make grants to chambers of commerce and similar organizations within Bowling Green in order to secure and promote economic development within the local enterprise zone or;
- 3) to make grants to any economic development authority created by the Town of Bowling Green in order to secure and promote economic development within the local enterprise zone.

b) The Town Council of Bowling Green finds that the development of its commercial

and industrial tax base requires incentives and determines that an appropriate method of offering incentives for the areas described below is to create local enterprise zones with specified percentages of the increase in real estate taxes and machinery and tools taxes directed to the maintenance and improvement of properties and businesses within such zones. The Town Council finds that the establishment of local enterprise zones will foster development of commercial and industrial businesses to the benefit of public health, safety, welfare and convenience through the creation of employment opportunities and the promotion of business retention, expansion, formation and location.

Sec. 2.702. - Boundaries defined.

For the purposes of this article, the term "local enterprise zone" shall be those areas of the local enterprise zone area maps for zone areas 1, 2, 3 and 4 dated July 17, 2017. The local enterprise zone maps for zone areas 1, 2, 3 and 4 are hereby declared to be a part of this article and to have the same force and effect as if they were fully set forth and described herein. The local enterprise zone maps shall be kept on file in the office of the Town Manager.

Sec. 2.703. – Administration.

a) This article shall be administered by the Town Manager or designee with assessment and collection of taxes administered by the Commissioner of the Revenue or other local assessing officer as provided for by the Code of Virginia. Upon adoption of this article, the Town Manager shall transmit to the County Commissioner of the Revenue and the County Treasurer a copy of this article as adopted and other information as required by Section 58.1-3245.9 of the Code of Virginia.

b) The Town Council of Bowling Green shall allocate money deposited in the Local Enterprise Zone Development Fund established by Sec. 2.704 below through appropriations as part of the annual town budget process or at such other times as determined by the Town Council.

Sec. 2.704. – Assessment and collection.

For purposes of this article, the terms "base assessed value" and "current assessed value" shall have the meanings set forth in Section 58.1-3245.6 of the Code of Virginia. Real estate taxes in the local enterprise zone shall be assessed, collected and allocated in the following manner:

- a) the local assessing officer shall record in the appropriate books both the base assessed value and the current assessed value of the real estate and machinery and tools in the local enterprise zone.

- b) real estate taxes attributable to the lower of the current assessed value or base assessed value of real estate located in a local enterprise zone shall be allocated by the treasurer or director of finance as they would be in the absence of this article.
- c) the specified percentage of the increase in real estate taxes to be transferred to the Local Enterprise Zone Development Fund shall be one hundred percent (100%) for real estate taxes.
- d) the specified percentage of the increase in real estate taxes attributable to the difference between (i) the current assessed value of such property and (ii) the base assessed value of such property shall be allocated by the treasurer or director of finance and paid into a special fund entitled the "Local Enterprise Zone Development Fund" to be used as provided in section 58.1-3245.10 of the Code of Virginia. Such amounts paid into the fund shall not include any additional revenues resulting from an increase in the tax rate on real estate after the adoption of this article, nor shall it include any additional revenues merely resulting from an increase in the assessed value of real estate located in the zone prior to the adoption of this article unless such property is improved or enhanced.

Sec. 2.705. - Use of funds.

Funds deposited to the Local Enterprise Zone Development Fund shall be used for any one or more of the following purposes:

- a) to provide enhanced law-enforcement and other governmental services, including financing transportation projects, as may be appropriate to secure and promote private investment in the local enterprise zone;
- b) to make grants to chambers of commerce and similar organizations within such county, city, or town in order to secure and promote economic development within the local enterprise zone; and,
- c) to make grants to any industrial development authority created by the governing body pursuant to Chapter 49 (§ 15.2-4900 et seq.) of Title 15.2, in order to secure and promote economic development within the local enterprise zones.

Ordinance #17-004 - Local Enterprise Zones
Zone Area 1 Parcel Boundary - August 3, 2017



Bowling Green Enterprise Zone (Proposed)
Zone 1 (Eastern Portion)

Legend: Included Parcels Other Parcels Town Boundary

Scale: 0 400 800 1,600 Feet



Bowling Green Enterprise Zone (Proposed)
Zone 1 (Western Portion)

Legend: Included Parcels Other Parcels Town Boundary

Scale: 0 200 400 800 Feet



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Ordinance #17-004 - Local Enterprise Zones
Zone Area 2 Parcel Boundary - August 3, 2017



Ordinance #17-004 - Local Enterprise Zones
Zone Area 3 Parcel Boundary - August 3, 2017




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**Ordinance #17-004 - Local Enterprise Zones
Zone Area 4 Parcel Boundary - August 3, 2017**



Adopted this 3rd day of August, 2017
By the Town Council of Bowling Green, Virginia



Honorable Jason E. Satterwhite, Mayor



Melissa Lewis, Clerk of the Council

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