



VIRGINIA DEPARTMENT OF HOUSING
AND COMMUNITY DEVELOPMENT
Partners for Better Communities



VIRGINIA ENTERPRISE ZONE

GRANT YEAR 2024
ANNUAL REPORT



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Press Glass, the largest independent glass fabricator in Europe, established a manufacturing facility in Henry County's Enterprise Zone in 2018. Since its initial investment, the company has completed multiple expansions of the facility and has expanded its workforce by creating hundreds of new jobs. In Grant Year 2024 the company received its fifth year of JCG funds and has created over 295 new jobs and received \$178,503 in JCG funds in this grant year alone.

VEZ Program Overview

The **Virginia Enterprise Zone (VEZ)** initiative is a collaboration between the Commonwealth of Virginia and local governments, aimed at boosting job creation and investment in real property. This program seeks to stimulate economic growth and rejuvenate economically challenged areas at both local and regional levels.

Originating in 1982, VEZ began as a tax credit initiative. Subsequently, the Enterprise Zone Grant Act of 2005 replaced the prior tax credit benefits with two new grants: the **Real Property Investment Grant (RPIG)** and the **Job Creation Grant (JCG)**. These grants are tied to performance, necessitating companies to meet specific job creation criteria and/or complete real property investments before becoming eligible for grant consideration.

The 2005 act also permitted prequalified businesses to maintain access to the former general income and investment tax credit incentives. The tax credit program reached its official conclusion in 2019.

Virginia comprises **45 enterprise zones**, covering approximately **245 square miles**. These zones are located within **21 cities, 34 counties** and **12 towns**. In the 2024 Grant Year (GY2024), 18 out of the 45 zones have been categorized as joint zones, which includes zones designated jointly by counties and towns before 2005. Additionally, 12 localities have two enterprise zone designations.

Grant Year 2024 Program Summary

Table 1 | Grant Year 2024 Summary

Total Funds Available: \$15,750,000

Type	RPIG	JCG	TOTAL
Fund Requests	\$11,868,440.60	\$1,820,202.00	\$13,688,642.60
Funds Disbursed	\$11,868,440.60	\$1,820,202.00	\$13,688,642.60
Number of Grants Issued	117	36	153
Number of Entities	114	35	149
Proration (RPIG only)	-	N/A	-
Jobs Created	N/A	2957.82	2957.82
Investment Leveraged	\$231,243,950.39	N/A	\$231,243,950.39
Average QRPI per RPIG Grant	\$1,976,444.02	N/A	\$1,976,444.02



Real Property Investment Grant (RPIG)

The Real Property Investment Grant (RPIG) offers financial assistance to offset the “hard” construction expenses associated with qualified real property investments (QRPI) in enterprise zones. These investments pertain to properties under new construction, expansion, or rehabilitation. For QRPI amounts under \$5 million, the program extends grants of up to 20% (capped at \$100,000 within five consecutive years) of the total QRPI within a building or facility. If the QRPI reaches or exceeds \$5 million, grants per building or facility are attainable up to a maximum of \$200,000 over five consecutive years. In cases of rehabilitation and expansion projects, a minimum QRPI of \$100,000 is necessary to qualify for RPIG. For new construction initiatives, a minimum investment of \$500,000 is required for

eligibility. Grant allotments for all property types are calculated based on 20% of the investment that surpasses the \$100,000 and \$500,000 thresholds for rehabilitation and new construction.

In 2019, the program expanded to include solar projects. Zone investors may receive a grant for the installation of solar panels if the amount of solar investment is at least \$50,000. The grant amount is up to 20% of the amount of total QRPI. New construction projects that include solar must have a total investment that exceeds \$450,000 in QRPI to qualify. Rehabilitation and expansion projects that include solar panels qualify at the lower threshold of \$50,000 in QRPI. Solar-only projects ranging from \$50,000 to \$100,000 are exempt from minimum threshold

requirements for grant eligibility. If the solar panels are the only investment made to the building or facility, the grant amount is 20% of the amount made in solar installation.

Allocation of enterprise zone grants hinges on an annual appropriation by the General Assembly. As per statute, funding priority is given to **Job Creation Grants (JCGs)**. After fully funding JCGs, any remaining funds are distributed to RPIG, and the payment to each RPIG applicant is proportional if grant applications exceed the remaining funds. In GY2024, RPIG requests were fully awarded without proration. Table 2 provides a visual representation of the calculations for grant requests under RPIG.

Table 2 | Example-RPIG Threshold and Award

Type	Investment	Threshold	Grant-Eligible Funds	Grant Rate	Grant Request	Pro-ration	Grant Award
New Construction	\$1,000,000	\$500,000	\$500,000	20%	\$100,000	\$0	\$100,000
Rehab/Expansion	\$500,000	\$100,000	\$400,000	20%	\$80,000	\$0	\$80,000
New Construction with Solar	\$1,000,000	\$450,000	\$550,000	20%	\$100,000	\$0	\$100,000
Rehab/Expansion with Solar	\$100,000	\$50,000	\$50,000	20%	\$10,000	\$0	\$10,000
Solar-only	\$75,000	\$0	\$75,000	20%	\$15,000	\$0	\$15,000

Job Creation Grant (JCG)

The Job Creation Grant (JCG) offers financial incentives to encourage the establishment of full-time employment opportunities with compensation exceeding the minimum wage within enterprise zones. In 2021, the Virginia General Assembly enacted legislation modifying the interpretation of “minimum wage” within the VEZ program. As outlined in Virginia Code 13VAC5-112-10, “minimum wage” signifies either the federal or Virginia minimum wage, whichever is higher, determined for the ongoing calendar year by the department as of Dec. 1 of the preceding year. This determination remains effective throughout the year, unaffected by fluctuations in the federal or state minimum wage during that period. For GY2024, the applicable state minimum wage was \$12 per hour.

Eligible businesses meeting the criteria have the potential to receive up to \$800 for each net new, permanent, full-time position beyond a baseline threshold of four positions, spanning a maximum span of five years. Qualified businesses can secure grants for up to 350 positions created annually, for a cumulative maximum of five years. It is important to note that sectors such as retail, food and beverage, personal services and nonprofit positions are ineligible for JCG benefits.

In regions designated as High Unemployment Areas (HUAs), qualifying businesses can acquire JCGs amounting up to \$500 for each job established, adhering to program prerequisites, with a lowered wage threshold set at 125% of the minimum wage. HUAs encompass localities where unemployment rates are

equal to or exceed 150% of the statewide average unemployment rate. For a comprehensive listing of HUA zones for GY2024, refer to Appendix E. Certified business entities meeting regulations set forth by the director of the Virginia Department of Small Business and Supplier Diversity under § 2.2-1606, subdivision 8, of the Code of Virginia are qualified to apply the reduced wage rate threshold (125% of minimum wage) in fulfilling requirements for the \$500 grant.

In all other enterprise zones, qualifying positions yielding compensation of at least 150% of the minimum wage are eligible for up to \$500 per new position created, while positions offering at least 175% of the minimum wage qualify for up to \$800 per new position created, as demonstrated in Table 3.

Table 3 | JCG Grant Wage Thresholds and Awards

Eligibility	% of Minimum Wage	Hourly Pay Minimum	Grant Award per Job*
HUAs / SWaM	125%	\$15.00	\$500
All Other EZs	150%	\$18.00	\$500
Max	175%	\$21.00	\$800

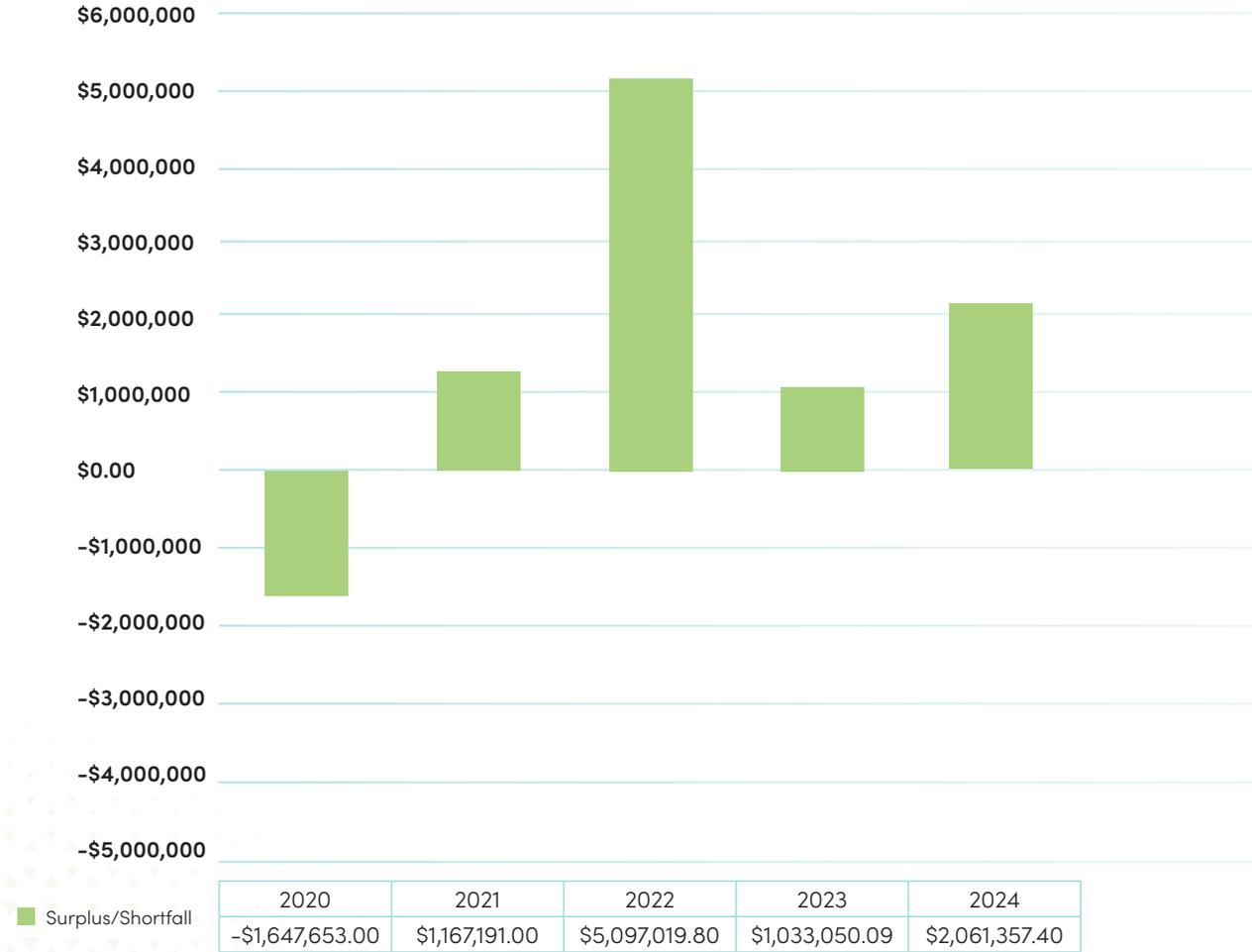
**Jobs above the four-job minimum threshold meeting all other program requirements*

Grant Year 2024 RPIG Overview

In total, 117 RPIG grants were issued to 112 distinct investors and businesses. These investors and businesses utilized \$231,243,950.39 in qualified property investments resulting in RPIGs, with an average QRPI per grant amounting to \$1,976,444.02.

Figure 1 and Table 4 depict the contrasts between allocations and requests for VEZ grants over the last five years. In the past, the program faced challenges in fully funding grant application. However, since 2021 the program funding and number of grant requests has allowed for the full financing of JCG and RPIG grants.

Figure 1 | Funding and Proration GY2024 | Surplus/Shortfall



Grant Year 2024 RPIG Overview

Table 4 | RPIG Proration by Grant Year

Year	2020	2021	2022	2023	2024
Surplus/Shortfall	-\$1,647,653.00	\$1,167,191.00	\$5,097,019.80	\$1,033,050.09	\$2,061,357.40
Appropriation	\$14,500,000.00	\$14,750,000.00	\$16,250,000.00	\$16,250,000.00	\$15,750,000.00
Grant Requests	\$16,147,653.00	\$13,582,809.00	\$11,152,980.20	\$15,216,949.91	\$13,688,642.60
RPIG Requests	\$14,217,222.00	\$11,089,415.74	\$9,357,734.20	\$13,187,294.91	\$11,868,440.60
Proration	88%	0%	0%	0%	0%

Since the VEZ grant programs were created in 2005, most funds have been utilized for RPIG awards; however, beginning in GY2010 JCG applications were given funding priority. JCG awards are funded at 100%, and then the remaining funds are prorated, if necessary, among qualifying RPIG applicants. The demand for RPIG awards has consistently outweighed the demand for JCGs over the last decade.

In GY2024, the ratio of RPIG to JCG requests was \$6.52 in RPIG requests for every \$1 in JCG requests.

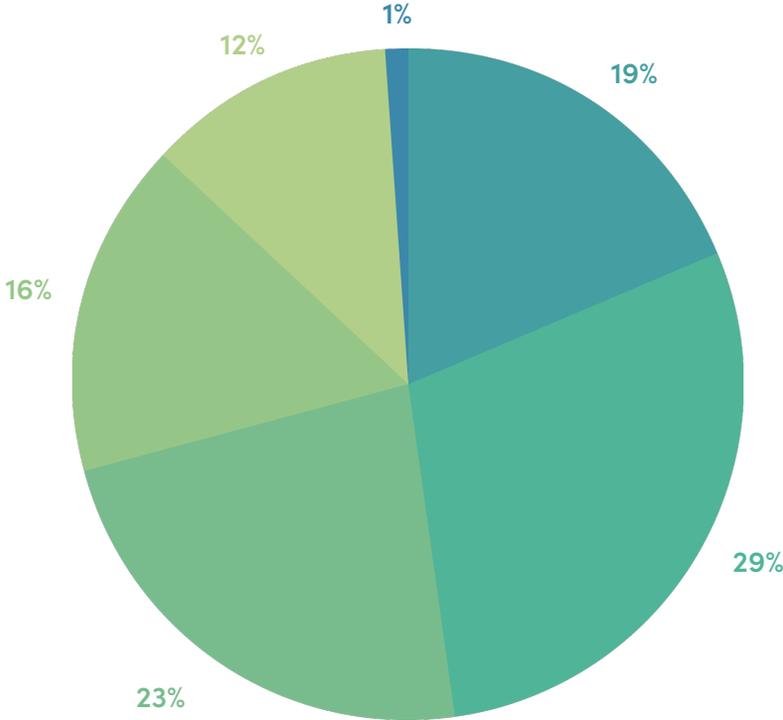
Grant Year 2024 RPIG Overview

RPIGs are granted to zone investors based on the amount of qualified real property investments. During GY2024, QRPIs ranged from \$184,498 to \$11,455,737. Figure 2 shows an illustration of the zone investments ranges and the percentage of grant applications received in GY2024 within those ranges.

In GY2024 QRPI investments ranging from \$500,000-\$499,999 comprised 29% of the grant applications, followed by investments ranging from \$1M - \$2M making up 23% of applications. Investments in the \$100,000-\$499,999 bracket range followed closely, comprising 19% of all grant applications. Collectively, these applications (QRPI of \$2M or less per investor) contributed around 29% of the total QRPI for GY2024 applications. Investments ranging from \$2M-\$5M comprised 16% of the RPIG applications, comparatively applications in the \$5M-\$10M constituted 12% of the total applications. The largest QRPI investment range, \$10M and above, has the least amount of RPIG applications at only 1%, which is to be expected based on previous trends.

The total QRPI for GY2024 was \$231,243,950.

Figure 2 | Grants by Investment Amount



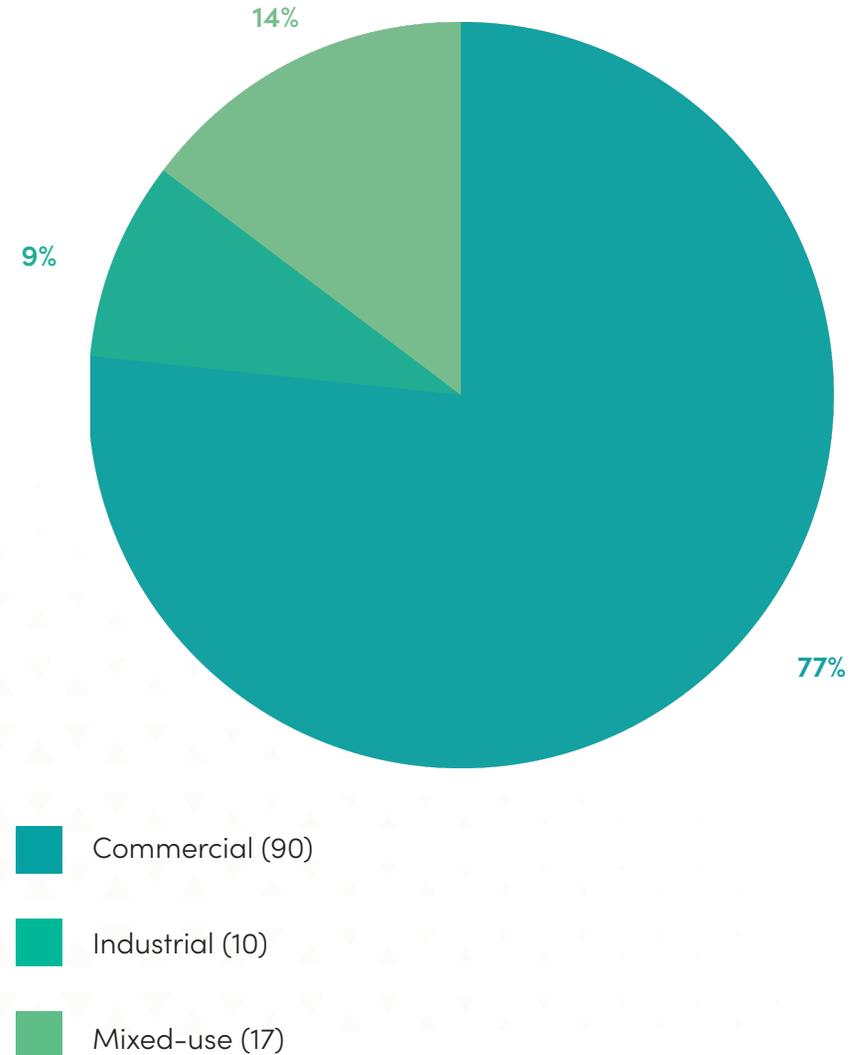
■ \$100,000-499,999 (22)	■ \$5 million -10 million (14)
■ \$500,000-999,999 (34)	■ \$10 million + (1)
■ \$1 million - 2 million (27)	
■ \$2 million -5 million (19)	
TOTAL: 117	

GY2024 RPIG by Property End Use

RPIG funding is exclusively accessible for investments into commercial, industrial, or mixed-use properties, where a minimum of 30% of the usable floor space is allocated to commercial, office or industrial functions.

Both retail and office properties fall under the category of commercial properties in the context of RPIG. As highlighted in Figure 3, commercial projects in GY2024 constituted the largest segment, accounting for 77% of the RPIG applications. The remaining 23% of applications were distributed among industrial projects, accounting for 9% of applications and mixed-use properties accounting for the remaining 14% of applications. In GY2024, 90 RPIGs were commercial use, followed by 17 for mixed-use properties and 10 for industrial use developments.

Figure 3 | GY2024 RPIG Application by Property End Use

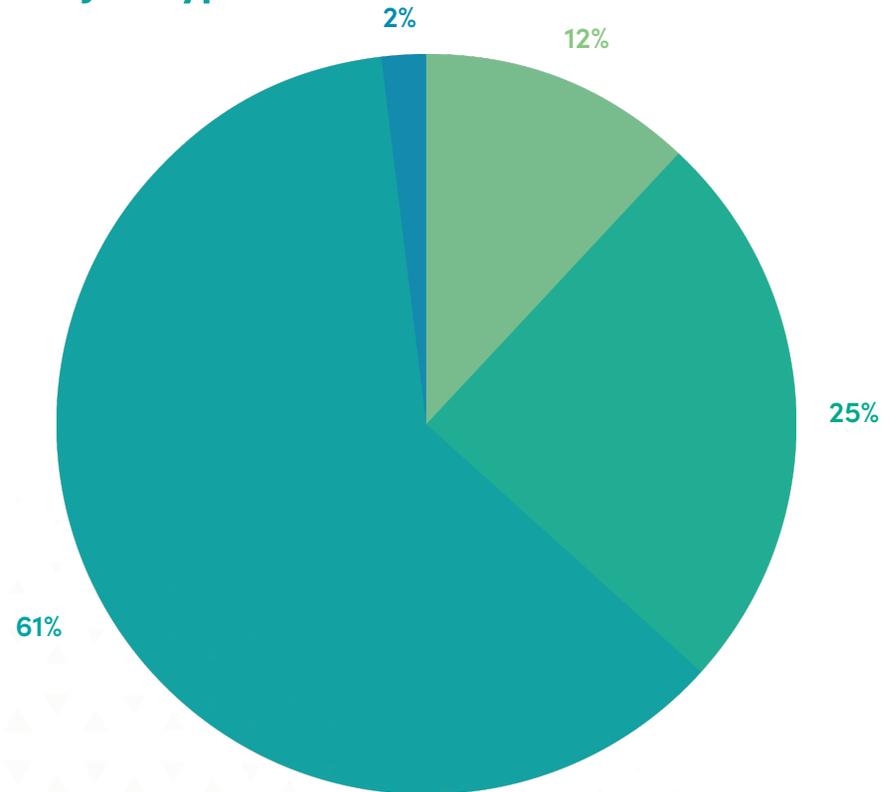


GY2024 RPIG by Project Type

Property enhancements that are eligible for RPIGs encompass new construction, rehabilitation of existing structures, expansion of current buildings or facilities, and solar projects. Figure 4 illustrates the distribution of RPIG awards based on the type of property improvements made in GY2024. Projects in which solar was the only investment to the building/facility were introduced as eligible in GY2020, accompanied by a new and lower threshold for projects involving solar installations.

In GY2024, rehabilitation of existing buildings/facilities accounted for the majority of grant applications, with 61% of projects in this category, followed by 25% of applications from new construction projects and 12% of applications from expansion of an existing building/facility. There were two new construction projects that included solar panels in GY2024. The consistently high number of rehabilitation and expansion projects each year highlights the program's success in achieving its goal of stimulating economic development through revitalization.

Figure 4 | GY2024 RPIG Applications by Project Type



- Expansion of an existing building/facility (14)
- New Construction (29)
- Rehabilitation of existing building/facility (72)
- New Construction with Solar (2)

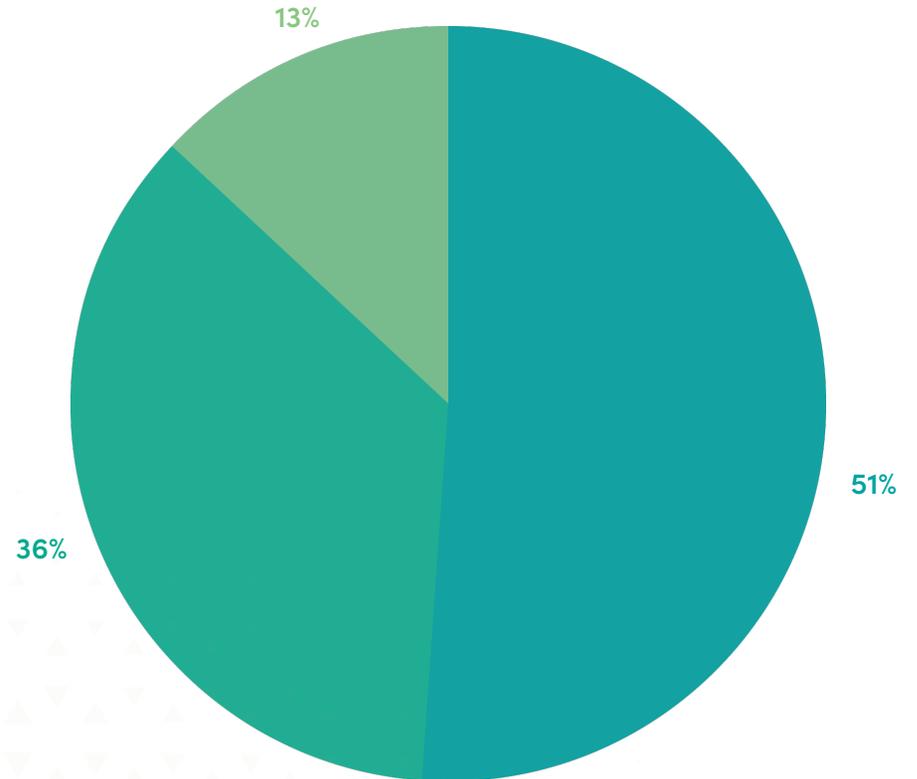
TOTAL: 117

GY2024 RPIG by Qualified Zone Investors

Qualified Zone Investors include property owners (occupant or non-occupant), owners of space within a larger building or facility (condominium), tenants leasing space and capitalizing any improvements made to that space and developers capitalizing their investment before the property is sold. As Figure 5 illustrates, non-occupant owners of buildings/facilities are the most common type of qualified zone investor in GY2024, followed by owner-occupant as the second highest type of qualified investor. In GY2024, qualified investors that own space in a qualified investors that are tenants comprised 13% of all RPIG applications.

VEZ requires that investors capitalize and/or expense their investment to qualify for RPIGs. The program is not open to developers who will not be expensing and/or capitalizing hard cost real property investments, which is one reason why the percentage of developers making up total qualified zone investors tends to be lower.

Figure 5 | GY2024 Zone Investor



- Owns building - non-occupant (60)
- Owns building - occupant (42)
- Tenant in building (15)

TOTAL: 117

GY2024 Job Creation Overview

DHCD awarded a total of \$1,820,202 in JCGs to 36 businesses in GY2024, as Table 5 illustrates. JCG requests represented 13% of funds requested and awarded.

One company applied for the maximum number of positions (350) eligible for awards under the JCG program in 2024. In addition, three other companies applied for between 200-349 jobs. Those top job creators were located throughout Virginia in the Counties of Henry and Halifax and City of Newport News.

Table 5 | Job Creation Grant Summary

Type	2020	2021	2022	2023	2024
Qualified Businesses	42	50	38	40	36
Jobs Created (PFTPs)	825	1,362	825	1,162	1,140
Total Awards	\$1,930,431	\$2,493,393	\$1,795,246	\$2,029,655	\$1,820,202
Award per Job Created	\$2,339.75	\$1,830.69	\$2,176.06	\$1,746.69	\$1,596.67
Average New Jobs per Firm	20	27	22	29	32
Total Qualified Jobs	2,740	4,115	2,745	3,274	2,958
Average Qualified Jobs per Firm	65	82	72	82	82

GY2024 JCG by Wage Rates

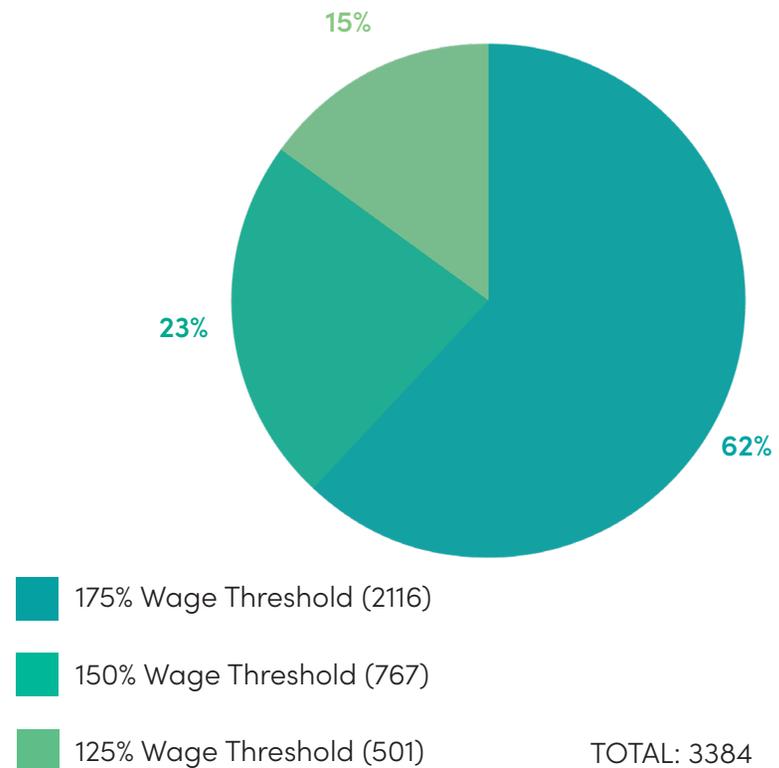
Job Creation Grant (JCG) award amounts are determined based on wage rates for newly created positions within eligible firms. In HUAs, businesses creating new positions with wages between 125%-149% of the minimum wage are eligible for a grant award of up to \$500 per position. For businesses paying employees at 175% or above the minimum wage, the grant amount is up to \$800 per eligible position.

For areas outside of HUAs, eligible businesses must pay their employees at least 150% of the minimum wage to qualify for a grant award. Higher grant amounts are available for positions paid at over 175% of the minimum wage. Certified business firms throughout Virginia that adhere to regulations stipulated by the director of the Virginia Department of Small Business and Supplier Diversity, per subdivision 8 of § 2.2-1606 of the Code of Virginia, can apply the reduced wage rate threshold (125% of minimum wage) to meet the criteria for the \$500 grant amount.

During the 2024 grant cycle, the Job Creation Grant (JCG) minimum wage thresholds were adjusted to align with the increased minimum wage rates. To qualify for a grant, applicant companies must offer jobs that pay at least 150% of the minimum wage. As a result, approximately 23% (767 jobs) of all jobs met or exceeded this threshold, earning a \$500 grant award per eligible position. Consistent with previous years, the majority of jobs awarded a grant are those paying at least 175% of the minimum wage. In GY2024, 62% (2,116 jobs) of total jobs surpassed the 175% threshold, leading to an \$800 grant award per eligible position. Among the 67 designated localities (excluding towns within these counties), six were classified as High Unemployment Areas (HUAs) for GY2024. Companies that previously applied for a JCG within a designated HUA locality remain eligible to apply at 125% of the minimum wage during their 5-year JCG grant cycle. In GY2024, one company from a previously HUA-designated

locality submitted an application. Overall, four companies from two localities received grants for jobs meeting the 125% minimum wage threshold. These jobs represented about 15% (501 jobs) of all jobs from companies that applied, reflecting a 16% increase in jobs created from GY2023. Qualifying businesses in HUAs received a \$500 grant per eligible position that exceeded 125% of the minimum wage.

Figure 6 | JCG Wage Rates

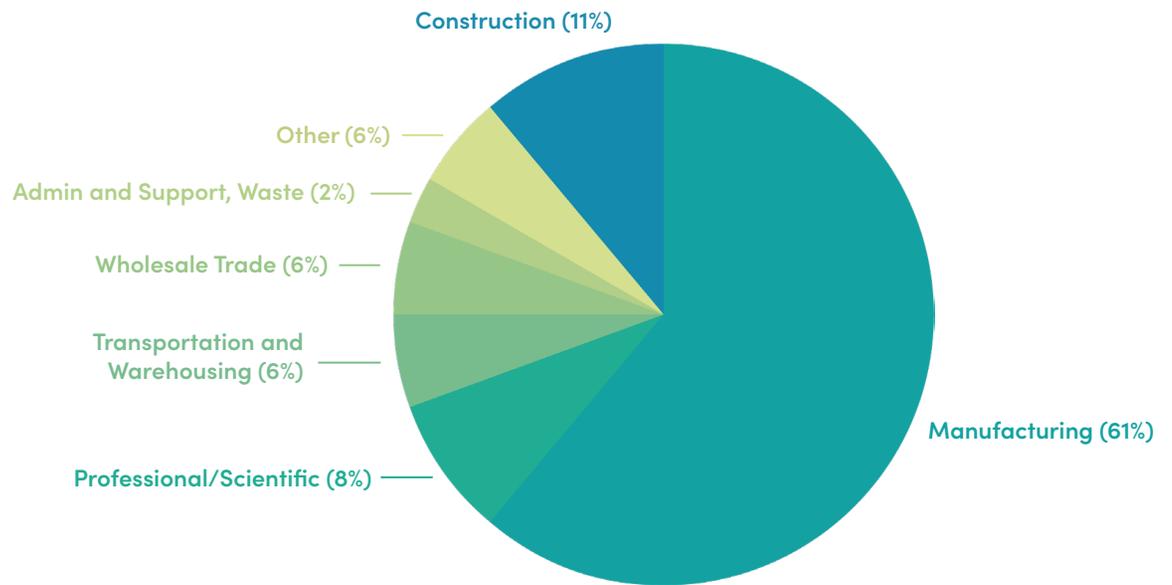
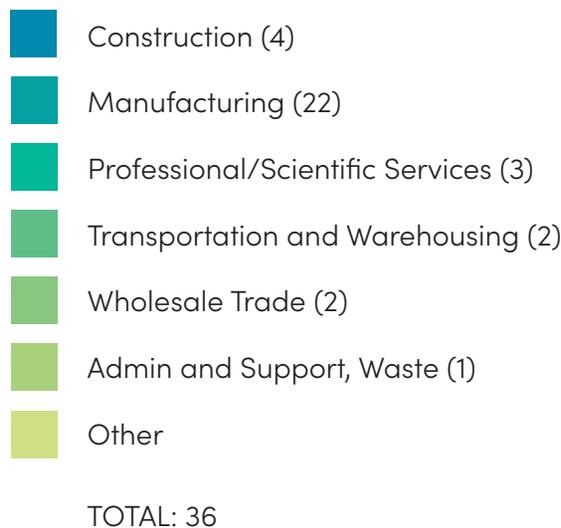


GY2024 JCG by Sector

The industry sector of each entity receiving JCGs is tracked using the North American Industry Classification System (NAICS) codes. As with previous grant cycles, the largest share of qualified firms in GY2024 were manufacturers (NAICS 300s), representing 61% of all grantees. Construction (NAICS 236-238) and Professional/Scientific Services (NAICS 541) were the second

largest job grantees with a combined 19% of qualified firms receiving grants. The remaining 20% of grantees represented the following industries: Transportation and Warehousing (NAICS 484), Wholesale Trade (NAICS 423-424) and Administration and Support along with Waste Management and Remediation (NAICS 561).

Figure 7 | GY2024 Job Creation by Sector



All information in this report is sourced from the Enterprise Zone Administration Database and stems from data generated by Local Zone Administrators (LZAs), businesses and investors via incentive applications. The following sections of the annual report consist of a range of appendices that outline the contributions of our local partners to the program's achievements.

Appendix A | Zone Highlights



Bookkeeper.com has been a longstanding Waynesboro business offering accounting, bookkeeping, payroll, bill pay, and tax planning and preparation services for small businesses. Owner David Elmore is a huge supporter of downtown, and when his current building was bursting at the seams, he decided to construct a new building on the lot next door. Delayed slightly by the pandemic, the striking glass and metal building opened in late 2024. In addition to the beautiful architecture that adds a new dimension to downtown, the building hosts Mission Coffee, a new addition to the coffee scene in Waynesboro that has plenty of space for a quiet moment or an informal meeting. Photo of the lobby of the new building.

Accomack County – Northampton County (#26)

Lemontree Enterprises, LLC of 301 Mason Avenue, Cape Charles, received \$100,000 in real property improvement grant funds to improve the Lemontree Gallery. Ms. Clelia Sheppard, owner, said, “Receiving this grant has been an incredible help in the aftermath of such a difficult and challenging project...The EZ helped with that and in general to transform what was once an eyesore into a beautiful centerpiece in the town of Cape Charles.”

Alleghany County – Town of Covington – Town of Clifton Forge (#53)

JPB Ventures, LLC completed an expansion of the Covington Car Company facility on Valley Ridge Road by the construction of an automobile service building to repair/prepare vehicles for sale and to be open to

the public. The company invested \$522,184 and received \$84,436 in RPIG funds in GY2024.

Bedford (Town) (#12)

Minuto Holdings Group, LLC rehabilitated what was previously a cinderblock structure that was originally a service station from the 1950’s. The company completed a renovation of the interior of the building, and added a 1000 square foot addition to the left side of the building and another 400 square foot addition to the right side of the building. With an investment of \$381,874 the company received \$54,374 in RPIG funds in GY2024.

Brunswick County – Mecklenburg County (#32)

In GY2024 Peebles Apts, LLC completed renovation of a prior retail department store building for residential and commercial tenants in

Lawrenceville. The company invested \$854,320 and received \$100,000 in RPIG funds.

Danville (City) (#1)

River City Fitness received funding for a commercial rehabilitation of a 1920’s brick and concrete building in downtown Danville to be fitted for a CrossFit gym. The company received \$36,893 in RPIG funds for an investment of \$284,468. One of the owners stated, “Thanks to the Enterprise Zone grant, our business was able to move into an expanded location despite lots of work needing to be done. From entirely new concrete floors to building beautiful bathrooms with showers, the grant was a huge help in easing the financial burden of renovating an old building. We are super grateful for the grant and we’re enjoying our new expanded location!”

Emporia (City) – Greensville County (#43)

Quik Fuel received RPIG funds in GY2024 for the construction of a car wash and self-service laundromat in the City of Emporia. The company had a qualifying investment over \$1.27 million and received \$100,000 in RPIG funds. In addition, the company completed construction of a new gas station and convenience store in the adjacent parcel. Quik Fuel received an additional \$100,000 in RPIG funds for the investment of over \$1.13 million in this project. About 10-15 full and part-time jobs were created.

Halifax County – South Boston (Town) (#15)

Hitachi Energy USA, Inc. in South Boston received \$131,997 in Job Creation funds for creating 200 jobs in GY2024. The company announced a \$26 million, 100-job expansion in July 2024. The South Boston facility manufactures transformers and further expansion of the facility will allow the company to expand their capacity for production and bring new jobs to the area.

Hampton (City) (#8) (#35)

Cedar-Coliseum FF, LLC salvaged and restored unoccupied community grocery center space – Farm Fresh. The \$1.2M investment was completed to open OneLife Fitness. This rehabilitation project brings the first OneLife fitness center to the Coliseum Central corridor. The company received \$100,000 in RPIG funds.

Henrico County – Richmond (City) (#28)

In the Henrico County portion of the zone Metro Treatment of Virginia, L.P. completed construction of a new building to operate an out-patient medical clinic for the treatment of Opioid Use Disorders. The company invested over \$2.2 million and received \$100,000 in RPIG funds. In the Richmond portion of the zone 322 W. Brookland Park Boulevard received an RPIG of \$100,000 for a new construction project with a total Qualified Real Property Investment (QRPI) of \$1,279,441. The project involved the demolition of the existing structure and the construction of a new two-story mixed-use building. The ground floor features commercial space, while the second floor includes three residential apartments.

Henry County – Martinsville (City) (#54)

Press Glass received its fifth year of JCG funds in GY2024. The company has created over 295 new jobs and received \$178,503 in JCG funds in this grant year alone. In GY2023, the company received over \$200,000 in JCG funds and received over \$172,000 in the previous year. The company has continued to maintain and create new jobs and has also previously received RPIG funds for expanding their facility.

Lancaster County – Northumberland County – Westmoreland County – Richmond County – Kilmarnock (Town) – Warsaw (Town) (#50)

In the Westmoreland County portion of the zone DDG CB3A LLC completed new construction of a mixed-use building in Colonial Beach. The property, a vacant gravel parking lot prior to construction, was completed with over \$4 million in qualified investments. The company received \$100,000 in RPIG funds. Drift Muse LLC is the commercial tenant of the building completed by DDG CB3A and operates as a restaurant. Drift Muse LLC incurred construction costs

specific to its tenant space for a total of over \$1 million in qualified investments. The company received \$100,000 in RPIG funds.

In the Lancaster County portion of the zone, construction of a new office building and shop at the Ransone Nursery and Maintenance, Inc. facility in Weems was completed. The company invested \$897,714.50 and received a total of \$100,000 in RPIG funds in GY2024.

Lynchburg (City) (#2) (#46)

West on Main, LLC completed the rehabilitation of a mixed-use property with residential rental units on the top floor and commercial space on the ground level. The building was formerly a Coca-Cola bottling plant and warehouse and underwent a full renovation. The company invested over \$2.19 million into the project and received \$100,000 in RPIG funds in GY2024.

Martinsville (City) – Henry County (#36)

JRS Realty Partners, LLC completed an historic preservation project and rehabilitation of a 25,000 square foot former grocery store into 25 apartments and 11 commercial spaces in GY2024 in the City

of Martinsville. The company invested over \$2.56 million into the project and received \$100,000 in RPIG funds.

In the Henry County portion of the zone, Monogram Food Solutions LLC received its third year of JCG funds. The company has created over 289 jobs. In GY2024 alone the company received \$156,378 in addition to the funds received in the previous two years.

Newport News (City) (#3) (#31)

Built in 1896, the Historic Boxwood Inn was renovated and received an RPIG for an investment of nearly \$455,000. The Inn has been the centerpiece of the Lee Hall area for over a century. Originally known as the Simon Reid Curtis House, it served multiple purposes. In 2022, Ricky and Gina Newton purchased the property, and continued to operate the facility as is. In 2024, they began a total renovation starting from the ground up to help revitalize the building and built an addition expanding the building to over 10,400 square feet. The Newtons have kept this historical home true to its roots with both interior and exterior renovations and have created the perfect environment for weddings, corporate meetings,

and other events, as well as continuing to operate as a bed and breakfast.

Norfolk (City) (#7)

Young Vets Annex, LLC is a veteran-owned business that operates The Annex, a creative community space in Norfolk supporting local entrepreneurs, artists, and small businesses through events, pop-ups, and collaborative programming. They recently invested \$888,599 to expand their operation in the City of Norfolk, which secured \$100,000 in funding through the RPIG. The company completely renovated its facility at 2500 Church Street to transform it into a vibrant, multi-use space designed to foster innovation, creativity, and community engagement. In addition to state-level support, Young Vets Annex also worked closely with the City's Small Business team to secure a Façade Improvement Grant, enhancing the building's exterior and further contributing to the revitalization of the Church Street corridor. Their work continues to bring energy and opportunity to the community by providing a platform for local talent and emerging businesses to grow and connect.

Norton (City) (#52)

The Hampton Inn of Norton began renovations in 2023, which were completed in 2024 for a total investment, including real estate, which exceeded \$5 million. The owner received \$100,000 in RPIG funds for the rehabilitation. The project also created approximately 20 new jobs to the area. "We are extremely proud of this important project that redeveloped a vacant downtown property and we believe that the new hotel is poised to become the region's premier destination for travelers seeking both comfort and adventure", said Norton City Manager Jeffrey Shupe. The Hampton Inn features 95 tastefully designed guest rooms and suites, offering both comfort and style. Guests will be able to enjoy panoramic views of the surrounding natural beauty from their rooms and the hotel's public spaces. A fitness center, pool, breakfast area, and lobby seating area will ensure guests have access to everything they need during their stay.

Patrick County – Stuart (Town) (#22)

After receiving RPIG funds in the previous grant year for an investment of over \$1.68 million

in construction of a stacking facility, Ten Oaks LLC received a Job Creation Grant in GY24. The company created 27 jobs and received grant funds totaling \$15,238. Ten Oaks Flooring is a leader in the commercial and residential flooring sector known for their patented six-sided seal, which is revolutionizing the flooring market. They have leased additional warehouse space to bring their Research and Development sector closer to the main facility.

Petersburg (City) (#10)

Cathelle LLC received \$90,412 in RPIG funds for renovation of a mixed-use building in the historic Old Towne district of Petersburg. The original structure was built over 150 years ago then underwent renovation in 1909, adding a third floor. The renovation included private investment by the company of \$552,061.

Pittsylvania County – Danville (City) (#57)

In Pittsylvania County Intertape Polymer completed an expansion that created 43 new jobs, for which the company received over \$39,000 in JCG funds. Kevin O'Steen, CPA, Vice President, stated, "Through 2024, Intertape (IPG) expanded

its operations to increase production capacity for its e-retail packaging, coatings, and films. As part of this project, we added 30,000 square feet to our facility and made a series of strategic investments in production, operations, and overall capacity. This expansion supported the creation of 43 new jobs through 2024, reinforcing our commitment to local economic growth and long-term employment in the area.”

In Danville’s Zone 57, Litehouse Foods, a food manufacturer that offers a variety of salad dressing flavors along with other dips, has made real estate improvements totaling \$6,433,200 since inception. The company is continuously adding jobs and received their fifth year of JCG funds.

Portsmouth (City) (#4) (#20)

GTT Commercial Trucking Tires (Fu Lu Shou Group, LLC) opened in the Port Norfolk area of Portsmouth in 2024, investing \$666,386 and creating five new positions. The project received \$33,277.20 in RPIG funding.

Prince Edward County – Charlotte County – Lunenburg County (#48)

Southside Holdings, LLC completed rehabilitation of warehouse space to a finished retail space. This included floors, ceiling, walls, decorative coverings for structural elements, a new display space in the street-facing windows, as well as a number of plumbing and electrical replacements and upgrades for safety and customer satisfaction. The building is a furniture showroom for Green Front Furniture that is owned by Southside Holdings, LLC. The company invested \$786,415 and received \$100,000 in RPIG funds in GY2024.

Prince George County (#16)

NVR Inc. received the Job Creation Grant in 2024 in the amount of \$16,000. Since their inception in 2019, they have created 661 jobs, and received a total grant disbursement of \$629,040 from the state.

Pulaski County – Radford (City) (#25)

Watsonstown Trucking Company received JCG funds for a third year in GY2024. The company has created 135 new jobs and received a total of \$104,783 in JCG funds in GY2024. Patton

Virginia Investment constructed a 20,000 SF truck terminal with repair shop for Watsonstown Trucking Company. This development consisted of office space, fuel island, truck repair garage, and tractor and trailer parking. With an investment of over \$5.1 million, the company received \$200,000 in RPIG funds in GY2024.

Richmond (City) (#19)

604 Hull Street was originally constructed as a Seaboard Air Line Railroad Freight Depot. The historic structure was later transformed into a showroom for Txtur, a Roanoke-based furniture manufacturer. At the front of the building, Stock Café and Bar now serves as a welcoming food and beverage venue. The project received a Real Property Investment Grant of \$100,000, based on Qualified Real Property Investments totaling \$1,501,337. In addition to the RPIG, 604 Hull Street benefitted from the Local Enterprise Zone program with a \$5,000 machinery and equipment rebate.

Roanoke (City) (#5)

Over a two-year span, Brandon Office Partners LLC redeveloped an entire block on Brandon Ave and renamed the

block “Brandon Surgical Arts.” This redevelopment includes the restoration of an iconic hardware store into the Roanoke location for Donnie D’s Bagles, River Ridge Dermatology and Roanoke Oral Surgery. The group utilized various Enterprise Zone incentives, including Real Property Improvement Grant and local façade grants and permit fees rebate. The company invested over \$3.77 million in the properties and received \$200,000 in RPIG funds. Moving forward, the development will be eligible for more Real Property Improvement funds.

Scott County (#23)

VFP, a producer of custom-designed enclosures used to protect critical infrastructure for telecommunications, public safety radio, data centers, and utility projects, received JCG funds for a third year in a row in GY2024. The company has created 185 new jobs, receiving a total of \$98,310 in this grant year. VFP announced another expansion of their facility in the Fall of 2024, which will include real property investments and new jobs.

Smyth County (#51)

Dragon's Edge Car Wash Dragon's Edge Express Wash, modern car washes in Marion, VA, received RPIG funds totaling \$200,00 in GY2024. The car washes offer a high-quality wash experience with automated systems and free amenities. This project also removed a previously derelict and vacant commercial building that has brought new energy to that area of Marion. The owner has also indicated the empty lot next to the car wash will feature additional commercial development in the quick serve industry.

Staunton (City) (#17)

Staunton Steam invested over \$5.67 million into a mixed-use project that consists of 48 apartments and commercial space. The company is currently renting to a parachute assembly company, a furniture store, and a laundry company. Staunton Steam received \$200,000 in RPIG funds in GY2024 for this building rehabilitation project.

Tazewell County (#44)

Dragon Properties 16, LLC renovated former apartments into a hotel on Main Street in Tazewell. The company completed a full renovation

that included electrical, plumbing, fire suppression and HVAC updates, drywall and plaster, painting and finish work. A new parking lot was also laid including excavation and grading in preparation for paving. With a qualified investment of \$977,093, the company received \$100,000 in RPIG funds in GY2024.

Washington County – Chilhowie (Town) – Glade Spring (Town) – Smyth County (#51)

The EO, an 87,000-square-foot Regional Workforce and Child Development Hub, opened in the Town of Abingdon on October 21, 2024 after a lengthy renovation of a former K Mart building. The EO is a solution to gaps in the regional economic ecosystem in rural Southwest Virginia. It makes employment in the labor force a feasible choice for families and provides talent development solutions for the emerging and adult workforce. The building was purchased and renovated by EO Companies and is now held in ownership by EO Holdings. The company invested over \$11.45 million and received \$200,000 in RPIG funds in GY2024. SIG Packaging LLC in the Smyth County part of the zone received its fifth year of JCG funds. The

company has created 64 jobs and received \$27,076 in JCG funds in GY2024.

Waynesboro (#14)

Bookkeeper.com has been a longstanding Waynesboro business offering accounting, bookkeeping, payroll, bill pay, and tax planning and preparation services for small businesses. Owner David Elmore is a huge supporter of downtown, and when his current building was bursting at the seams, he decided to construct a new building on the lot next door. Delayed slightly by the pandemic, the striking glass and metal building opened in late 2024. In addition to the beautiful architecture that adds a new dimension to downtown, the building hosts Mission Coffee, a new addition to the coffee scene in Waynesboro that has plenty of space for a quiet moment or an informal meeting. The company received \$200,000 in RPIG funds for an investment of over \$5.26 million in GY2024.

Winchester (City) (#21)

Paladin Downtown LLC, the development LLC of a Frederick County based restaurant group, heavily utilized local and State Enterprise Zone incentives in 2024 to open a

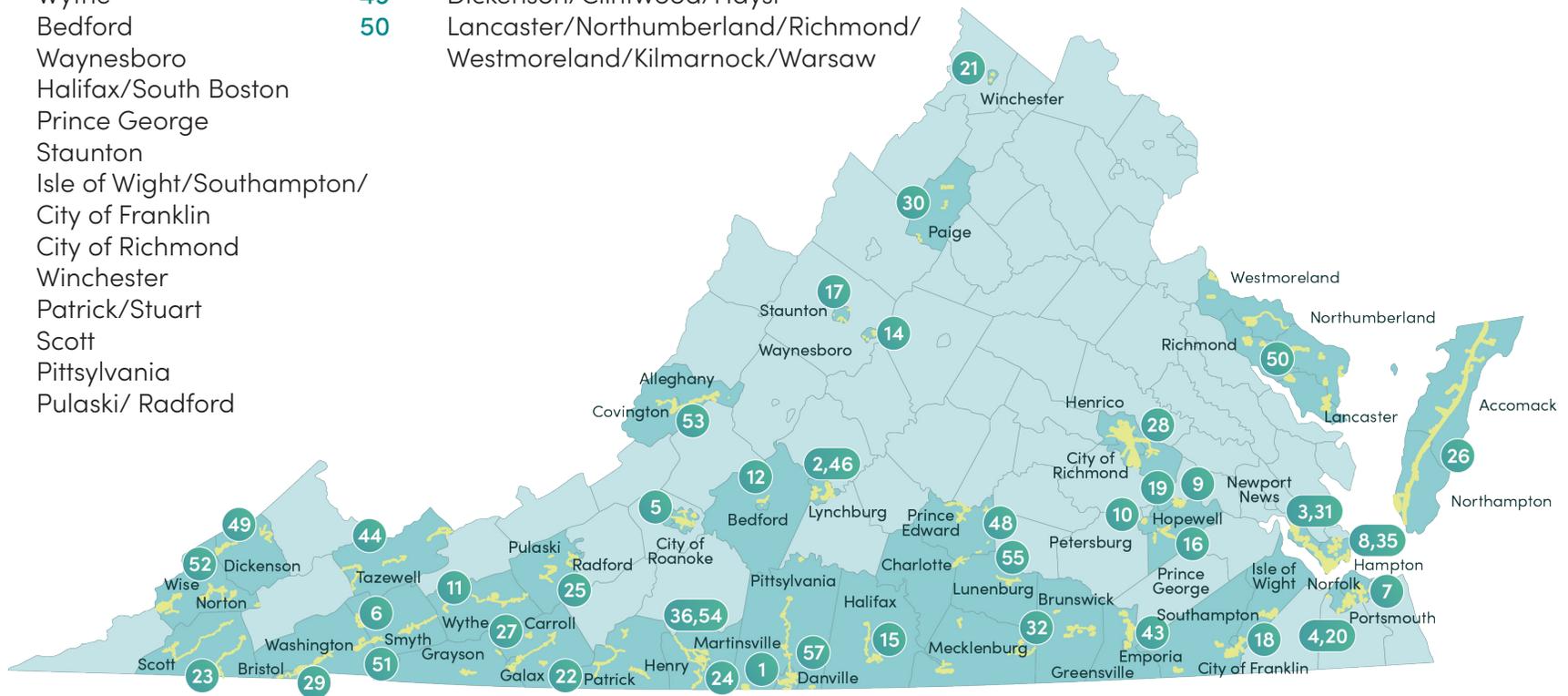
new restaurant downtown, Paladin Downtown, at 31 E. Piccadilly St. They received the maximum eligible amounts from both the local Exterior Improvement Grant Program (EIGP - \$20,000) and the state level Real Property Investment Grant (RPIG - \$100,000) for an investment over \$995,600. Prior to redevelopment, 31 E. Piccadilly St. had been vacant for more than a decade after previously operating as a dry cleaner establishment. The qualifying work transformed an unproductive, vacant downtown property into a new bar/restaurant space, expanding the tax-generating footprint of the downtown walking mall in the process.

Wythe County (#11)

InSite Holdings LLC, a company that develops and operates industrial, office and retail investment properties, received \$100,000 in RPIG funds in GY2024. The company cleared the land and built a Starbucks restaurant with a drive-thru and interior seating and included an investment of over \$1.58 million.

Appendix B | Enterprise Zones

- | | | | | | |
|------|--|-------|--|----|---|
| 1 | Danville | 26 | Accomack/Northampton | 51 | Smyth/Washington/Chilhowie/Glade Spring |
| 2,46 | Lynchburg | 27 | Carroll/Galax/Grayson | 52 | Norton/Wise |
| 3,31 | Newport News | 28 | City of Richmond/Henrico | 53 | Alleghany/Covington/Clifton Forge |
| 4,20 | Portsmouth | 29 | Bristol | 55 | Lunenburg/Kenbridge/Victoria |
| 5 | City of Roanoke | 30 | Page | 57 | Pittsylvania/Danville |
| 6 | Saltville/Smyth | 32 | Brunswick/Mecklenburg | | |
| 7 | Norfolk | 36,54 | Martinsville/Henry | | |
| 8,35 | Hampton | 43 | Emporia/Greenville | | |
| 9 | Hopewell | 44 | Tazewell | | |
| 10 | Petersburg | 48 | Charlotte/Lunenburg/Prince Edward | | |
| 11 | Wythe | 49 | Dickenson/Clintwood/Haysi | | |
| 12 | Bedford | 50 | Lancaster/Northumberland/Richmond/
Westmoreland/Kilmarnock/Warsaw | | |
| 14 | Waynesboro | | | | |
| 15 | Halifax/South Boston | | | | |
| 16 | Prince George | | | | |
| 17 | Staunton | | | | |
| 18 | Isle of Wight/Southampton/
City of Franklin | | | | |
| 19 | City of Richmond | | | | |
| 21 | Winchester | | | | |
| 22 | Patrick/Stuart | | | | |
| 23 | Scott | | | | |
| 24 | Pittsylvania | | | | |
| 25 | Pulaski/ Radford | | | | |



● Enterprise Zone Designation
 ● Enterprise Zone Boundary
 ● Locality with Enterprise Zone

Appendix C | Local Incentives

Accomack County #26A

- Expedited plans review for county permits
- Marketing assistance
- Rebate of County permit fees
- License fee rebate
- Landfill rebate fee
- Real Property Improvement Grant
- Personal Property/Tools & Machinery Grant
- Property Acquisition Discount
- Bond conduit issuer fee exemption
- New jobs incentive (Accomack County Industrial Park)
- Site acquisition cost discount (Accomack County Industrial Park)
- Discounted sewer hookup fees and rates (Accomack County Industrial Park)

Alleghany County #53A

- Building permit fee reimbursement
- Rezoning fee reimbursement
- Real estate tax reduction
- Utility consumer tax reduction
- Business license tax reduction
- Machinery and tools tax reduction

Bedford (Town) #12

- Real property improvement incentive
- Downtown property improvement incentive
- Downtown façade and signage incentive
- Equipment and jobs incentive
- Zoning fees waiver
- Sign fees waiver
- Business license fees waiver

Bristol (City) #29

- Accelerated permit processing
- Job training assistance
- Design assistance
- Façade improvement grant
- Business location assistance
- Rehabilitated real estate tax exemption

Brunswick County #32B

- Accelerated permit processing
- Building permit fee waiver
- Coordination with local banking services
- Discounted land buy-down
- Low-interest loans for fixed assets
- Machinery and tools tax grant
- Partial real estate tax exemption
- Water and sewer connection fee waiver

Carroll County #27A

- Building permit fee waiver
- Local job creation credit program
- Water and sewer connection fee waiver

Charlotte County #48A

- Accelerated permit processing (Charlotte County and Town of Keysville)
- Site purchase discount (Charlotte County and Town of Keysville)
- Machinery and tools tax reinvestment grant (Charlotte County & Town of Keysville)
- Real estate reinvestment grant (Charlotte County and Town of Keysville)
- BPOL tax exemption (Town of Keysville only)
- Utility connection fee waiver (Town of Keysville only)
- Waiver of tax liens (Town of Keysville only)

Chilhowie (Town) #51C

- Building permit fee waiver
- Economic stimulus grant
- Water and sewer cost reductions
- BPOL tax credit
- Partial real estate tax exemption

Clifton Forge (Town) #53C

- Building permit fee reimbursement
- Rezoning fee reimbursement
- Real estate tax reduction
- Utility consumer tax reduction
- Business license tax reduction
- Machinery and tools tax reduction

Clintwood (Town) #49B

- Water and sewer connection fee waiver
- Workforce training opportunities

Covington (City) #53B

- Machinery and tools tax grant
- Partial business, professional and occupational license fee waiver
- Partial real estate tax exemption
- Permit and zoning fee waiver
- Small business loan program
- Utility consumption tax reduction

Danville (City) #1 and #57B

- Building permit fee waiver
- Machinery and tools tax rebate
- Industrial development grant

Dickenson County #49A

- Building and permit fee waivers
- Grants based on real estate taxes paid
- Machinery and tools tax grant
- Partial real estate tax exemption
- Utility connection fee rebates
- Workforce training grants

Emporia (City) #43B

- Business incubation grant
- Business personal property grant
- Business, professional and occupational license fee waiver
- Façade improvement grant
- Machinery and tools tax grant
- Partial real estate tax exemption
- Water and sewer connection fee waiver
- Zoning and building permit fee waiver

Franklin (City) #18A

- Accelerated permit processing
- Discounted land buy-down
- Building rehabilitation tax incentive
- Machinery and tools tax rebate
- Electric utility tax rebate
- Building code and land use development fees rebate
- Fast track permitting process

Galax (City) #27C

- Building permit fee waiver
- Water and sewer connection fee waiver

Glade Spring (Town) #51D

- Partial real estate tax exemption
- Business, professional and occupational license credit

Grayson County #27B

- Building permit fee waiver
- Water and sewer connection fee waiver

Greensville County #43A

- Building and zoning permit fee waiver
- Discounted land buy-down
- Real estate tax grant
- Machinery and tools tax grant
- Water and sewer connection fee waiver

Halifax County #15

- Business, professional, and occupational license fee waiver
- Chamber of Commerce membership fee waivers
- Discounted land buy-down
- Furniture, fixtures and equipment grant
- Local real property investment grants
- Machinery and tools tax grant
- Partial permit fee waivers by the town of South Boston
- Partial sales tax exemption in the town of South Boston
- Utility tax grant on electricity and natural gas
- Workforce training opportunities
- Hospitality stimulus program

Hampton (City) #8 and #35

- Capital investment grant
- Business, professional and occupational license fee rebate
- Refund of local utility taxes
- Coliseum physical improvement grant
- Coliseum central cooperative advertising program and security improvement grant
- Façade improvement grants
- Manufacturing and innovation grant
- NASA Langley Research Center Technology grant
- Downtown Hampton and Phoebus Retail Incentive grants

Henrico County #28B

- Rehabilitation real estate tax exemption
- Architectural design assistance
- Program for façade and exterior (landscaping) improvements
- Building demolition and site preparation grant
- Freestanding signage grants
- Offsite improvement grants for draining, water and sewer, extending broadband and construction or replacement of sidewalks
- Parking lot sealing and paving and landscaping grant
- Permit and plan review fee waivers
- Commercial revitalization staff assistance
- Training seminars for businesses

Henry County #46A and #54A

- Building permit fee waiver
- Furniture, fixtures and equipment grant
- Machinery and tools tax grant
- Partial real estate tax exemption
- Water and sewer connection fee waiver

Hopewell (City) #9

- Accelerated permit processing
- Crime prevention assessments
- Fire safety education seminars
- Land development and permit fee waiver
- Partial business, professional and occupational license fee waiver
- Machinery and tools tax rebate
- Partial real estate tax exemption
- Sewer connection fee waiver

Isle of Wight County #18C

- Accelerated permit processing
- Local job creation grant
- Machinery and tools tax grant
- Permit fee waivers

Kenbridge (Town) #55B

- Accelerated permit processing
- Building permit fee waiver
- Business, professional and occupational license fee waiver
- Discounted land buy-down
- Tax-exempt industrial revenue bonds
- Water and sewer connection fee waiver and reduced extension fees
- Workforce training

Kilmarnock (Town) #50A

- Auto decal fee waiver
- Business, professional and occupational license fee waivers
- Capital investment and job creation incentives
- Water and sewer connection fee waivers
- Zoning, permit and subdivision fee waivers

Lancaster County #50B

- Capital investment and job creation incentives
- Façade improvement grants
- Micro-enterprise loan pool
- Partial real estate tax exemption

Lunenburg County #48B and #55A

- Accelerated permit processing
- Building permit fee waiver
- Tax-exempt industrial revenue bonds
- Workforce training opportunities
- Reduced/waived land cost in county industrial parks
- Reduced/waived cost of water and sewer extension
- Reduced/waived cost of water and sewer connection fees
- Real estate tax grant
- Machinery and tools tax grant

Lynchburg (City) #46

- Real estate rehabilitation program
- Local enterprise zone redevelopment program
- Local enterprise zone loan pool

Martinsville (City) #36 and #54B

- Building permit fee waiver
- Business, professional and occupational license fee rebate
- Furniture, fixtures and equipment grant
- Grant based on real estate taxes paid
- Machinery and tools tax grant
- Partial real estate tax exemption
- Water and sewer connection fee waiver

Mecklenburg County #32A

- Discounted land buy-down in the Airport Industrial Park
- Machinery and tools tax grant
- Business personal property grant (Mecklenburg County and Towns of South Hill and Clarksville)
- Merchants Capital Grant (Mecklenburg County)
- Building permit fee waiver (Town of South Hill and Mecklenburg County)
- Zoning permit fee waiver (Towns of Clarksville, La Crosse, and Chase City)
- Water and sewer connect fee refund
- Business license tax waiver (Towns of La Crosse and Chase City)
- Local job creation grant

Newport News (City) #3

- Expansion/relocation cost reduction incentive
- Business license (BPOL) fee abatement & utility tax refund
- Façade improvement grant
- Commercial rehabilitation property tax abatement
- Waiver of building permit & development fees

Newport News (City) #31

- Expansion/relocation cost reduction incentive
- Business, professional and occupational license fee rebate
- Business license (BPOL) fee abatement & utility tax refund
- Commercial rehabilitation property tax abatement
- Façade improvement grant
- Waiver of building permit and development fees

Norfolk (City) #7

- Building permit fee waiver
- Business, professional, and occupational license fee rebate
- Marketing opportunities
- Partial real estate tax exemption
- Utility consumption tax reduction
- Free recruiting provided by the city of Norfolk Department of Economic Development's Norfolk Works office

Northampton County #26B

- Rehabilitated Structures tax exemption
- Machinery & Tools tax grant
- Business personal property tax grant
- Real Estate tax grant
- Façade Improvement grant
- Development and permit fee rebates

Northumberland County #50C

- Capital investment and job creation incentive

Norton #52B

- Real Estate Tax Grant
- Machinery and tools tax grant
- Business personal property tax grant
- Building permit fee waiver
- Façade improvement grant
- Water and sewer connection fee waivers

Page County #30

- Accelerated permit processing
- Business, professional and occupational license fee rebate
- Capital investment grants
- Development fee rebates
- Local sales, meals and lodging tax partial refund
- Partial real estate tax exemption
- Small business loan program

Patrick County #22A

- Building permit fee waiver
- Machinery and tools tax grant
- Partial real estate tax exemption

Petersburg (City) #10

- Mechanical, plumbing and building permit fee waiver
- Water and sewer permit fee waiver
- Water and sewer tap fee reduction
- Façade improvement grant
- Architectural assistance grant
- Machinery and tools tax reduction

Pittsylvania County #24 and #57A

- Dan River Businesses Development Center assistance
- Discounted land buy-down
- Local job creation grant
- Machinery and tools tax grant
- Partial business, professional and occupational license fee waiver
- Partial real estate tax exemption
- Permit fee waiver
- Regional Center for Applied Technology and Training assistance
- Utility connection fee rebates

Portsmouth (City) #4

- Business personal property investment grant
- Machinery and tools investment grant
- Development fee rebate
- Commercial façade loan program
- Corridor streetscape improvement incentive
- Mixed-use development incentive
- Commercial real estate rehabilitation tax exemption

Portsmouth (City) #20

- Business personal property investment grant
- Machinery and tools tax grant
- Real estate investment grant
- Commercial real estate rehabilitation tax exemption
- Development fee rebate
- Commercial façade loan program
- Corridor streetscape improvement incentive
- Mixed-Use development incentive

Prince Edward County #48C

- Accelerated permit processing
- Architectural design fee rebate in Farmville Historic District
- Building permit fee waiver
- Business security audit
- Crime Prevention through Environmental Design
- Discounted land buy-down in Prince Edward Business Park
- Machinery and tools tax grants in select business parks
- Partial real estate tax exemption
- Permit fee waiver for select properties
- Water and sewer connection fee reduction (Town of Farmville)

Prince George County #16

- Business, professional and occupational license tax credit
- Machinery and tools tax rebate
- Utility connection fee discount
- Zoning fee waiver

Pulaski County #25

- Building and equipment financing
- Rebate of water and sewer connection fees
- Reduction of water and sewer charges per month
- Building fee waivers
- Industrial revenue bond financing

Radford #25

- Utility connect fee rebate
- Machinery & tools tax rebate
- Small business incentive grant
- Real estate tax relief

Richmond (City) #19

- Brownfields rebate
- Business relocation rebate
- Development fee rebate
- Employment assistance grant
- Loan fee rebate
- Machinery and equipment rebate

Richmond County #50E

- Capital investment and job creation incentives
- Partial real estate tax exemption
- Meals tax reimbursement
- Beautification grant
- Loan forgiveness program

Roanoke (City) #5

- Business security grant
- Permit fee rebates
- Façade, parking and landscaping improvement grant
- Fire suppression retrofit grant and connection fee rebate
- Partial real estate tax exemption
- Water and sewer and fire connection fee rebates

Saltville (Town) #6A

- Economic stimulus grant for manufacturers
- Building permit fee rebate
- Water and sewer cost reductions
- Real estate rehabilitation tax exemption
- BPOL tax credits (Town of Saltville)
- Tourism-business marketing incentive (Town of Saltville)
- Downtown revitalization grant (Town of Saltville)
- Broadband access connection
- Loan application assistance
- Training assistance

Scott County #23

- Building permit and zoning fee waiver
- CPA fee refund for EZ incentive attestation
- Grant based on real estate taxes paid
- Lodging tax grant
- Machinery and tools tax grant
- Merchant capital tax grant

Smyth County #6B

- Economic stimulus grant for manufacturers
- Building permit fee rebate
- Water and sewer cost reductions
- Real estate rehabilitation tax exemption
- BPOL tax credits (Town of Saltville)
- Tourism-business marketing incentive (Town of Saltville)
- Downtown revitalization grant (Town of Saltville)
- Broadband access connection
- Loan application assistance
- Training assistance

Smyth County #51A

- Economic stimulus grant for manufacturers
- Building permit fee rebate
- Water and sewer cost reductions
- Real estate rehabilitation tax exemption
- BPOL tax credits (Towns of Chilhowie and Marion)

Southampton County #18B

- Accelerated permit processing
- Building permit fee waiver
- Discounted land buy-down
- Labor pool information
- Machinery and tools tax grant
- Partial real estate tax exemption
- Temporary office space
- Utility tax grant for electricity
- Workforce training

Staunton (City) #17

- High tech business location and expansion
- Professional jobs grant
- Premier company location incentive
- Creative class/entrepreneurship
- Destination retail
- Minority business incentive
- Property tax exemption
- Increased property tax exemption for low impact development

Stuart (Town) #22B

- Business, professional and occupational license fee reduction
- Machinery and tools tax grant
- Partial real estate tax exemption
- Water and sewer connection fee waiver

Tazewell County # 44

- Industrial development grant programs
- Partial real estate tax exemption

Victoria (Town) #55C

- Accelerated permit processing
- Discounted land buy-down
- Tax-exempt industrial revenue bonds
- Water and sewer connection and extension fee reduction

Warsaw (Town) #50F

- Capital investment and job creation incentives
- Façade improvement grants
- Partial real estate tax exemptions

Washington County #51

- Building permit fee waiver
- Real property tax exemption
- Rezoning permit fee waiver

Waynesboro (City) #14

- Local façade grants
- Local job creation grants
- Partial real estate tax exemption
- Sidewalk and landscape enhancement grants

Westmoreland County #50D

- Capital investment and job creation incentives

Winchester (City) #21

- Growing business development program waiver
- Business development grant for vacant properties
- Commercial/industrial/mixed-use property rehabilitation grant
- Commercial façade improvement loans
- Business growth revolving loan
- Major mixed-use development incentive
- Micro-enterprise loan pool
- Exterior improvement grant
- Real estate development revolving loan fund

Wise County #52

- Partial real estate tax grant
- Machinery and tools tax grant
- Business personal property tax grant
- Discounted land buy-down
- Building permit fee waiver

Wythe County #11

- Discounted land purchase price
- Reduced water rate
- Reduced wastewater rate
- Rebates of water connection fee
- Meals tax grant
- Lodging tax grant
- Building permit fee waiver
- Fast track permitting
- Joint IDA revolving loan fund interest rate reduction
- Annual grant to qualifying high-wage, high-investment, non-manufacturing operations

Appendix D | Incentive Utilization

Zone Information					Number of Grants Per Year					Summary of 2024 Grants	
Zone #	Community	Acreage	Designation	Expiration	2024	2023	2022	2021	2020	Total Amount of Grant Funding	Percent of Total Amount
48	Charlotte County	773	2000	2033	0	0	1	0	0	\$0.00	0.00%
	Lunenburg County	405			0	0	0	0	0	\$0.00	0.00%
	Prince Edward County	2,859			2	0	1	0	3	\$153,143.24	1.12%
49	Dickenson County	3,645	2000	2033	0	0	0	0	0	\$0.00	0.00%
	Town of Clintwood	237			1	0	1	0	0	\$200,000.00	1.46%
	Town of Haysi	163			0	0	0	0	0	\$0.00	0.00%
50	Town of Warsaw	961	2000	2033	1	1	2	1	4	\$100,000.00	0.73%
	Lancaster County	3,696			1	0	0	0	1	\$100,000.00	0.73%
	Northumberland County	2,496			1	1	0	1	0	\$100,000.00	0.73%
	Richmond County	1,140			1	0	1	0	0	\$73,004.13	0.53%
	Westmoreland County	3,786			4	1	3	2	2	\$342,954.94	2.51%
	Town of Kilmarnock	374			1	3	1	3	0	\$70,495.72	0.51%
51	Smyth County	3,572	2000	2033	3	2	3	4	2	\$215,455.80	1.57%
	Washington County	3,594			5	6	4	2	1	\$509,944.00	3.73%
	Town of Chillhowie	505			0	0	0	0	0	\$0.00	0.00%
	Town of Glade Spring	289			0	0	0	1	1	\$0.00	0.00%
53	Alleghany County	3,608	2001	2034	1	0	1	2	0	\$17,949.83	0.13%
	Town of Clifton Forge	246			0	0	0	0	1	\$0.00	0.00%
	City of Covington	639			1	0	0	0	3	\$84,436.95	0.62%
54	Henry County	2934	2001	2034	2	5	2	1	2	\$292,655.00	2.14%
	City of Martinsville	527			0	1	0	0	2	\$0.00	0.00%

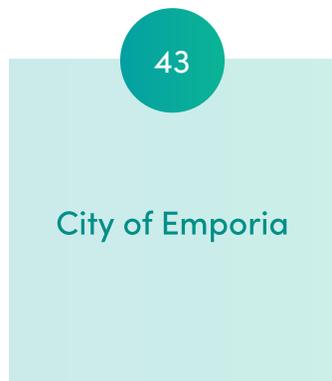
55	Lunenburg County	364	2001	2034	0	0	0	0	0	\$0.00	0.00%
	Town of Kenbridge	310			1	2	1	0	0	\$100,000.00	0.73%
	Town of Victoria	220			0	0	0	0	0	\$0.00	0.00%
57	Pittsylvania County	3,428	2001	2034	2	4	5	3	4	\$117,892.00	0.86%
	City of Danville	1,608			2	3	4	4	3	\$98,888.00	0.72%
22	Patrick County	3,621	2002	2035	1	2	1	0	0	\$9,610.00	0.07%
	Town of Stuart	176			0	0	0	0	0	\$0.00	0.00%
28	City of Richmond (North)	3,588	2003	2036	7	13	11	15	22	\$719,049.00	5.25%
	Henrico County	3,811			6	20	17	13	17	\$334,959.60	2.45%
1	City of Danville	1,911	2004	2037	5	4	3	7	8	\$348,693.34	2.55%
2	City of Lynchburg	2,198	2004	2037	10	8	5	10	11	\$984,881.60	7.19%
3	City of Newport News	3,839	2004	2037	10	24	4	10	15	\$1,198,870.25	8.76%
5	City of Roanoke	1,904	2004	2037	7	2	6	7	11	\$690,332.05	5.04%
6	Smyth County	619	2004	2037	0	0	0	0	0	\$0.00	0.00%
	Town of Saltville	357			0	0	0	0	0	\$0.00	0.00%
8	City of Hampton	3,233	2005	2038	5	4	3	3	3	\$425,969.58	3.11%
9	City of Hopewell	2,183	2005	2038	0	2	1	2	2	\$0.00	0.00%
10	City of Petersburg	922	2005	2038	3	3	2	2	1	\$400,000.00	2.92%
11	Wythe County	3,421	2005	2038	1	1	1	3	3	\$100,000.00	0.73%
12	Town of Bedford	636	2005	2038	4	1	1	0	1	\$454,374.90	3.32%
14	City of Waynesboro	608	2008	2041	2	0	0	0	2	\$204,832.00	1.50%
15	Halifax County	2,853	2008	2041	3	7	5	5	4	\$349,030.00	2.55%
52	Wise County	3,808	2008	2041	0	1	2	1	0	\$0.00	0.00%
	Norton	3,687			2	n/a	n/a	n/a	n/a	\$112,656.00	0.82%
4	City of Portsmouth	1,468	2010	2043	1	5	5	4	3	\$33,277.20	0.24%
7	City of Norfolk	2,371	2010	2043	6	9	7	8	13	\$312,255.37	2.28%
16	Prince George County	3,754	2010	2043	1	2	2	2	1	\$16,000.00	0.12%
17	City of Staunton	699	2010	2043	2	1	1	2	3	\$300,000.00	2.19%

18	City of Franklin	878	2010	2043	0	2	0	2	0	\$0.00	0.00%
	Southampton County	3412			0	0	0	0	0	\$0.00	0.00%
	Isle of Wight County	2,438			0	0	1	1	1	\$0.00	0.00%
24	Pittsylvania County	3,132	2010	2043	0	1	0	0	0	\$0.00	0.00%
19	City of Richmond (South)	3,611	2013	2046	8	3	3	6	7	\$694,451.93	5.07%
43	Greensville	3,280	2013	2046	0	0	0	0	0	\$0.00	0.00%
	City of Emporia	631			1	2	1	2	0	\$100,000.00	0.73%
20	City of Portsmouth	3,659	2014	2047	2	1	2	3	2	\$101,656.00	0.74%
21	City of Winchester	607	2014	2047	4	4	2	0	1	\$225,039.85	1.64%
23	Scott County	3,133	2014	2047	2	2	2	1	0	\$198,310.00	1.45%
25	Pulaski County	3,748	2014	2047	6	3	2	4	3	\$637,587.00	4.66%
	City of Radford	1,289			2	2	2	2	4	\$129,335.80	0.94%
26	Accomack County	3,361	2015	2048	3	0	0	0	0	\$225,562.61	1.65%
	Northampton County	2,993			1	1	2	2	1	\$100,000.00	0.73%
27	Carroll County	3,658	2015	2048	0	0	1	0	0	\$0.00	0.00%
	Grayson County	1,231			0	0	0	1	0	\$0.00	0.00%
	City of Galax	638			0	0	0	1	3	\$0.00	0.00%
29	City of Bristol	634	2015	2048	0	3	2	3	4	\$0.00	0.00%
30	Page County	2,084	2015		0	0	0	0	4	\$0.00	0.00%
31	City of Newport News	3,236	2015	2048	5	6	3	2	2	\$503,556.31	3.68%
32	Mecklenburg County	2,738	2016	2049	0	0	1	2	1	\$0.00	0.00%
	Brunswick County	273			1	0	1	1	1	\$100,000.00	0.73%
35	City of Hampton	3,636	2016	2049	3	2	2	3	2	\$275,387.60	2.01%
36	Henry County	3,840	2016	2049	3	4	4	3	4	\$316,260.00	2.31%
	City of Martinsville	630			2	0	1	0	1	\$200,000.00	1.46%
44	Tazewell County	3,786	2016	2049	1	1	2	2	2	\$100,000.00	0.73%
46	City of Lynchburg	2,176	2016	2049	4	5	1	5	4	\$209,885.00	1.53%

Total: 180	Summary of 2024 Grants Amount: \$13,688,642.60	Total: 100%
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Appendix E | High Unemployment Areas (HUAs)

High Unemployment Areas (HUAs) are enterprise zone localities with unemployment rates one and one-half times (150%) or more than the state average based on the most recent annualized unemployment data published by the Virginia Employment Commission. The following localities are HUAs for Grant Year 2024:



**Virginia Employment Commission annualized unemployment number for 2023*

The following localities in joint zones with the HUAs above are **NOT** HUAs:

Mecklenburg County

Pittsylvania County

Towns of Clintwood and Haysi

Mecklenburg County

Greensville County

Henry County

GRANT YEAR 2025

Applications for the upcoming grant year, Grant Year 2025 (GY2025), are due April 1, 2026. The EZ Application Submission Portal is open for submitting GY2025 January 1, 2026 – April 1, 2026. For the Job Creation Grant, zone investors that created grant-eligible jobs anytime in calendar year 2025 (January 1, 2025 – December 31, 2025) are eligible for GY2025. For the Real Property Investment Grant, zone investors that received final placed-in-service documentation for qualified real property investments in calendar year 2025 (January 1, 2025 – December 31, 2025) are eligible for GY2025.
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