



Birthplace of the Harvester

# CITY OF PLANO

17 E. Main Street  
Plano, Illinois 60545

Mayor 630-552-3210



City Clerk (630) 552-8275  
City Treasurer (630) 552-8823

Fax 630-552-8292

Public Works (630) 552-7000  
Building & Zoning (630) 552-8425

## CITY OF PLANO Retail Sales Tax Rebate Program Policy

The City of Plano, in consultation with property owners and developers and prospective tenants of commercial properties, has determined that without a pre-arranged financial assistance program the owners and developers will not be able to lease space or sell land to national chain tenants within the City.

The City of Plano deems it to be of significant importance to encourage development within the City so as to maintain a viable real estate tax and sales tax base and employment opportunities.

Accordingly, the City of Plano establishes the following program and policy under which owners and developers can actively induce prospective tenants to seriously consider leasing or purchasing property in the City by offering sales tax rebate incentives to the owner, developer or its or their assigns.

Sales tax incentives may be available if the prospective business meets certain pre-determined criteria as set forth below:

1. The business will create or retain job opportunities within the City equal to a minimum of 1 full-time job per 1,500 square feet of retail sales space.
2. The business meets a minimum standard of creditworthiness and financial strength.
3. In the case of a tenant, the initial term of the tenant's lease shall be not less than 3 years.
4. Developments that occur on outlots that are not leased, but rather sold, will also qualify.
5. The annual sales tax generated by the business exceeds \$50 per square foot leased or owned;
6. The sales tax rebate shall (a) not exceed a maximum sum over the first 10 years of any one tenant's or owner's occupancy and (b) shall be calculated on a sliding scale based on the amount of annual sales. For example, the sliding scale could be calculated as follows:

- \$50/sf/yr - \$100/sf/yr: 25% to the owner, developer, or tenant; 75% to the City.
- \$101/sf/yr - \$150/sf/yr: 33% to the owner, developer or tenant; 67% to the City.
- \$151/sf/yr and up: 50% to the owner, developer or tenant; 50% to the CITY.

In each instance of a Sales Tax Rebate Agreement, a formal Agreement shall be drafted and executed by the City and the owner, developer, or tenant, as the case may be.