



Discover Gwinnett Place Incentives

Gwinnett Place is known for its diverse culture and food, and as the County's central business district. In fact, the district has an annual economic impact of \$15.9 billion. Home to many national and international companies, the area boasts multiple incentives for property redevelopment and businesses looking to grow jobs.

- INCENTIVES -

Tax Allocation District (TAD)

- Gwinnett County's most valuable economic development tool
- Makes financing available for redevelopment projects
- Also known as tax increment financing (TIF), tax allocation financing is a redevelopment and financing tool by which Gwinnett County can provide financial assistance to eligible public and private redevelopment efforts within an officially designated area or TAD
- Can pay for infrastructure costs or certain private development costs within the TAD, for example
 - Capital and financing costs
 - Land clearing and grading
 - Real property acquisition for public use
 - Demolition of existing structures

Opportunity Zone

- The maximum Job Tax Credit allowed under law – \$3,500 per job created for 5 years
- The lowest job creation threshold of any job tax credit program – two jobs
- Use of Job Tax Credits against 100 percent of Georgia income tax liability and withholding tax
- Provides for businesses of any nature to qualify, not just a defined "business enterprise"

Historically Underutilized Business Zone

- If located in a HUBZone, small businesses can gain preferential access to federal procurement opportunities

Two Overlay Districts

- Allows for greater density and a streamlined approval process
- Promotes and improves the market attractiveness of Gwinnett Place for investment by the private and public sectors
- Encourages the revitalization of underutilized commercial areas and large areas of surface parking into pedestrian-oriented developments that provide a complementary mix of uses
- No public hearing required
- Expedites development process

Less Developed Census Tracts (LDCTs)

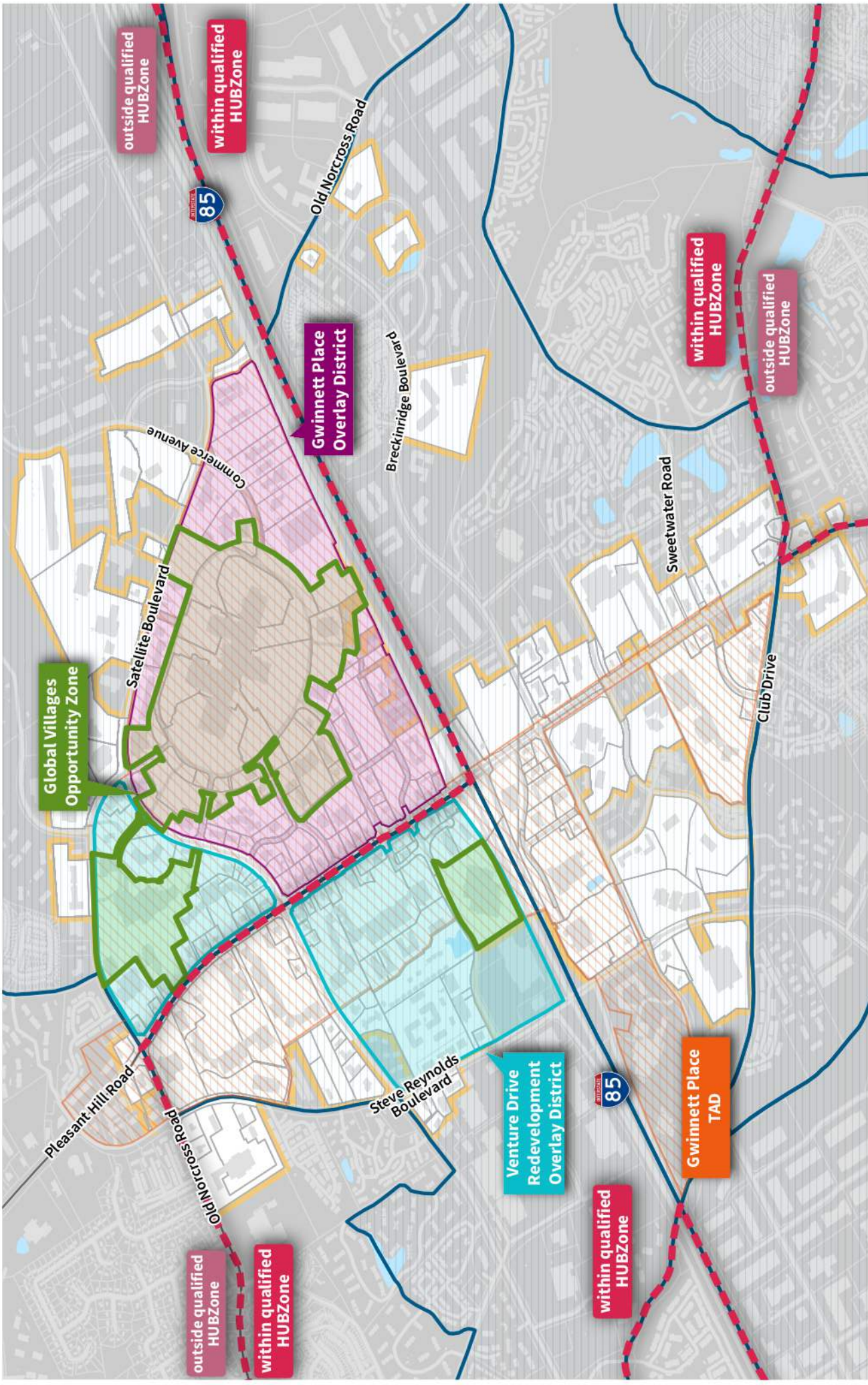
- \$3,500 tax credit per job, per year, for 5 years
- Jobs must be full-time jobs of at least 35 hours per week
- New jobs must be offered health insurance; the employer does not have to pay for such insurance, just offer it
- The average wage of each of the new jobs created must pay at or above the average wage of the county with the lowest average wage in the state
- Credit may be applied against 100% of any corporate income tax liability
- Excess credit may be applied against withholding

Added Incentives for Businesses Located in the Gwinnett Place CID include

- Reduced costs for certain applications and permits
- Reduced business occupation taxes
- Reduced water/sewer charges
- Acceleration of development reviews and public hearings

For more information visit:

GwinnettCounty.com ■ PartnershipGwinnett.com ■ Georgia.org ■ GwinnettPlaceCID.com



INCENTIVES MAP



- CID PARCELS
- GLOBAL VILLAGES OPPORTUNITY ZONE
- GWINNETT PLACE TAX ALLOCATION DISTRICT
- SBA QUALIFIED HUBZONES
- CID BOUNDARY
- VENTURE DRIVE REDEVELOPMENT OVERLAY DISTRICT
- GWINNETT PLACE OVERLAY DISTRICT
- LESS-DEVELOPED CENSUS TRACTS

Parcel locations are approximate; district boundaries are subject to change over time.

0 0.25 0.5 1 mile