

ECONOMIC DEVELOPMENT TOOLBOX

MAYOR & CITY COUNCIL
August 1, 2011



Economic Development Toolbox

- Designed to provide diversified economic development incentives that can be broadly applied to existing businesses and eligible commercial buildings/spaces across the City.
- Consists of a program of one-to-one matching grants directed toward businesses that exhibit growth potential and provide stable, well-paying jobs.

Matching Grants

- Tenant Fit-up
- Job Training
- Commercial Signage Assistance
- Demolition Assistance
- Job Creation Tax Credit
- ADA & Utility Upgrades

Gaithersburg Inn Repairs

- A grant of \$3388.75 was provided to assist in restoring the storm-damaged Inn to operating condition.



- **Category:** Mayor & Council Approval
- **Status:** Complete

Gaithersburg Inn

Before



After



201 East Diamond Avenue

- A grant of \$4,320 was provided to upgrade and improve 2,160 sq. ft. of second-floor space for commercial office use.
- **Category:** Tenant Fit-up
- **Status:** Completed



8 Russell Avenue - Condominium

- A grant agreement was drafted for up to \$4,480 to upgrade and improve the commercial signage.

Category:
Commercial
Signage

Status: Complete



Muddy Branch Square

- A grant for \$10,000 was provided to upgrade and improve the commercial signage
- **Category:** Commercial Signage
- **Status:** Complete



Accelerator Program - IBT

- A grant for \$31,500 was provided for tenant improvements for the build-out of 10,500 sq. ft. of accelerator space.
- **Category:** Tenant Fit-up
- **Status:** Complete
- **Jobs:** 30



Accelerator Program - Zyngenia

- A grant of \$42,558 was provided for tenant improvements for the build-out of 14,186 sq. ft. of accelerator space.
- **Category:** Tenant Fit-up
- **Status:** Complete
- **Jobs:** 30



ARE - Noble Life Sciences

- A grant of \$43,741 was provided to renovate 6,247 sq. ft. of interior space for use by Noble Life Sciences, Inc.
- **Category:** Demolition
Tenant Fit-up
- **Status:** Complete
- **Jobs:** 10



300 East Diamond Avenue

- A grant of \$45,000 was provided to the property owner to restore the interior to the original bank floor plan



- **Categories:** Demolition Assistance, ADA & Utility Upgrades
- **Status:** Complete

Coratola Architectural

- A grant for \$7,400 was provided to the tenant to upgrade and improve 300 East Diamond Avenue for occupancy as an architectural studio.
- **Category:** Tenant Fit-up
- **Status:** Completed
- **Jobs:** 4



Amplimmune, Inc.

- A grant agreement was drafted for up to \$50,000 to renovate 20,570 sq. ft. of space for Amplimmune, Inc.
- **Category:** Tenant Fit-up
- **Status:** Under Construction
- **Jobs:** 23



MDA Information Systems, Inc.

- A grant for \$50,000 was provided to renovate the interior for occupancy.
- **Category:** Tenant Fit-up
- **Status:** Complete
- **Jobs:** 184



Program Recap

- Over 280 Jobs In All
- Tenant Fit-up: \$204,519
- Job Training: 0
- Commercial Signage Assistance: \$14,480
- Demolition Assistance: \$50,000
- Job Creation Tax Credit: 0
- ADA & Utility Upgrades: \$20,000

*Does not include funds for Gaithersburg Inn

Historic Funding

FY 2010	\$250,000.00
FY 2011	\$200,000.00
FY 2012	<u>\$190,000.00</u>
Total Funds:	\$640,000.00
Total Funds:	\$640,000.00
Less Disbursements:	<u>\$292,387.75</u>
Remaining Funds:	\$347,612.25

Program Modifications

- Of six categories, two were not used at all:
 - ▣ Job Creation Tax Credit
 - Staff recommends deleting
 - ▣ Job Training
 - Staff recommends retaining and focusing on additional outreach