

**Manufacturing and Non-Manufacturing Business
Building Lease Incentive Program
City of Kingman, Kansas**

Purpose: The purpose of the Plan is intended to promote job creation and stimulate new construction in the City of Kingman, Kansas.

Manufacturing Business: The city may construct the building, including infrastructure on a site to be determined by mutual agreement of the city and the company. A manufacturing company creating a minimum of two (2) new jobs is eligible to lease the property and building from the city as determined by the scale set out within this document. The job creation would require the employees to be paid a minimum of \$11.00 per hour, excluding benefits. Should the company fail to meet the employment objectives, the company would be required to pay the rent for the year(s) that they failed to meet employment goals.

In addition, the lease would require the company to insure the building and premise(s), and assume normal maintenance on the building **and** (taxes if applicable). After the initial five (5) year lease, the company would pay the current market rate of rent on the building and premise(s).

The formula to be utilized in determining the rental costs will be based on current market rates, with rate reductions based on the following criteria:

2 Employees	15% Reduction in Rental Rate
3 to 5 Employees	30% Reduction in Rental Rate
5 to 8 Employees	60% Reduction in Rental Rate
9 or More	100% Reduction in Rental Rate

Application for the incentive policy is required. The application shall include, but not be limited to the following information:

- Name of Company
- Type of Company
- Number of Anticipated Employees and Wages Projections for each Classification of Employee.
- Company Business Plan
- Company Relocating or New

Application may be obtained from the City of Kingman or the Kingman County Economic Development Council.

The incentive may be limited by the number of available buildings and/or the available funding.

The Kingman City Commission will make the final decision on providing the incentive(s).

Non-Manufacturing: The city may construct the building, including infrastructure on a site to be determined by mutual agreement of the city and the company. If a non-manufacturing company creates five (5) new jobs in the first year, the city would lease the property and building as determined by the scale set out in this document. The job creation would require the employees to be paid a minimum of \$11.00 per hour, excluding benefits. Should the company fail to meet the employment objectives, they would be required to pay the rent for the year(s) that they failed to meet employment goals.

In addition, the lease would require the company to insure the building and premise(s), and assume normal maintenance on the building and (taxes if applicable). After the initial five (5) year lease, the company would pay the current market rate of rent on the building and premise(s).

The formula to be utilized in determining the rental costs will be based on current market rates, with rate reductions based on the following criteria:

5 Employees	15% Reduction in Rental Rate
6 to 9 Employees	30% Reduction in Rental Rate
10 to 15 Employees	60% Reduction in Rental Rate
16 or More	100% Reduction in Rental Rate

Application for the incentive policy is required. The application shall include, but not be limited to the following information:

- Name of Company
- Type of Company
- Number of Anticipated Employees and Wages Projections for each Classification of Employee.
- Company Business Plan
- Company Relocating or New

Application may be obtained from the City of Kingman or the Kingman County Economic Development Council.

The incentive may be limited by the number of available buildings and/or the available funding.

The Kingman City Commission will make the final decision on providing the incentive(s).

Approved: Kingman City Commission
Resolution No. 2009-4
June 11, 2009

