

# **Town of Rolesville**

## **Economic Development Incentive Policy**

### **Purpose**

The purpose of this Economic Development Incentive Policy is to provide a framework for the Town of Rolesville to consider economic development incentives that encourage new investment, support job creation, expand the local tax base, and enhance the overall quality of life for residents. This incentive policy serves as a baseline and could be amended and/or expanded.

### **Disclaimer**

Appropriations for economic development are not made as a matter of right but are made as a privilege to the industry or business in the sole discretion of the Town of Rolesville Board of Commissioners. This policy provides guidance but is not binding upon the Town Board of Commissioners. Even if the industry or business meets all the requirements, the Town is not obligated to give an incentive. Changes in economic conditions may necessitate the Town Board of Commissioners modify, amend, or even terminate this incentive policy, subject to compliance with any incentive agreements in effect at the time. This policy will be reviewed for possible updates at least every two years. Requests for incentives will be evaluated and negotiated on a case-by-case basis by the Town of Rolesville Board of Commissioners.

### **Review**

Requests for an economic development incentive grant shall be directed to the Town Manager or his/her designee. In accordance with State of North Carolina eligibility requirements, the business or developer must produce evidence that “but for” the assistance from the Town, they would not make the investment within the Town of Rolesville.

In reviewing requests, among the things the Town will consider are:

- Amount of new investment in the community
- Number and type of new jobs being created
- Average wage rate of new jobs being created
- Amount of state and/or Wake County incentives
- Timeframe for investment/job creation
- Potential for expansion and/or additional investment in Rolesville
- Reputation of the company
- Competition for the project
- Impact on the quality of life for Rolesville citizens
- Corporate headquarters
- Past record of community involvement
- Compatibility of proposed development with Comprehensive Plan and/or other adopted Town Plans

The Board of Commissioners may recommend full, partial, or no incentive based upon its review of the application, the applicant’s consistency with the criteria described in this policy, and any other criteria the Board deems appropriate.

## **Written Agreement and Performance Requirements**

All incentives approved under this policy will be in the form of a written agreement approved by the Board of Commissioners in consultation with the Town Attorney and Finance Director. The written agreement shall clearly state the respective responsibilities of the parties and shall include provisions for recapture of funds if performance requirements are not met.

Performance requirements shall specify, at a minimum:

1. The number of jobs to be created within a period specified in the agreement.
2. The amount of capital investment expected, and the level of employment and operations to be maintained, for a period specified in the agreement.
3. Location within Town limits or an area to be annexed into the Town.
4. Time specified for construction or expansion of the proposed facility.
5. Identification of the size, type and cost of the capital investment (of a proposed facility and/or equipment).
6. Employee wages shall be equal to or greater than the Wake County median wage.

## **Amount of Incentive**

A benchmark of one percent (1%) of the total investment of new or expanded tax base will be used by staff to guide discussions and make recommendations to the Town Board of Commissioners. This benchmark serves as a guideline and does not guarantee that an incentive will be granted.

The incentive percentage will be applied to the project's value as presented on the first tax bill after completion of the project, unless otherwise negotiated. The Town shall recover the value of the incentive through new tax revenue within five (5) years of project completion. The incentive will be paid out until the maximum incentive is reached or 5 years have elapsed, whichever occurs first. Investment information will be gathered from the Wake County Revenue Administrator.

*Example:* For a project increasing the tax base by \$25 million, 1% equals \$250,000

## **Public Hearing**

The Town Board of Commissioners shall advertise and conduct a public hearing as required by North Carolina General Statute §158-7.1(a) prior to approving any incentive authorized by this policy.

## **Indemnity**

All incentive agreements approved by the Rolesville Town Board of Commissioners shall require the recipient to indemnify and hold harmless the Town of Rolesville from legal challenges to the agreement.

This policy was adopted and approved by the Town of Rolesville Board of Commissioners on May 5, 2026.