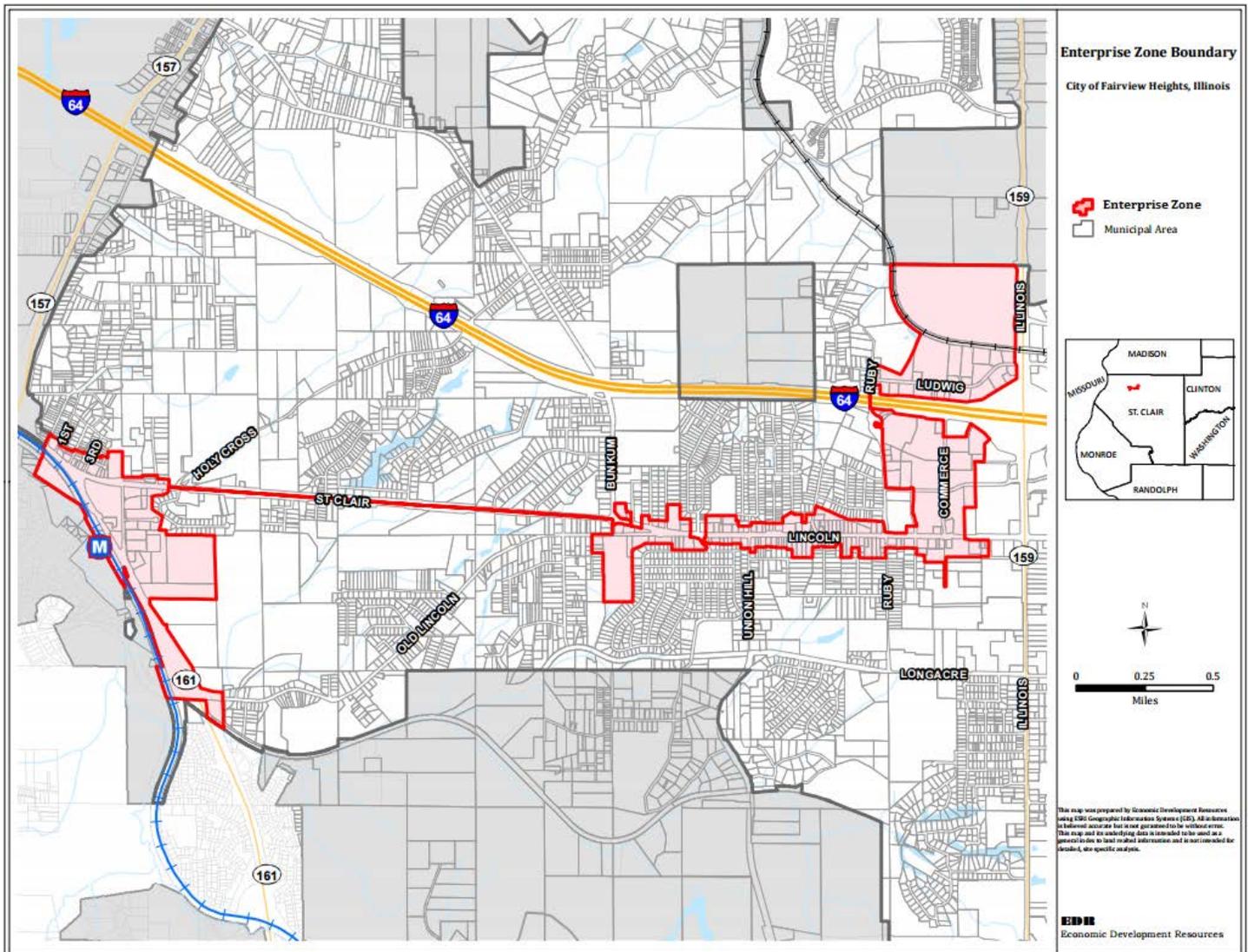


5. Enterprise Zone Overview



The above is a map of the Fairview Heights Enterprise Zone. The size of the Enterprise Zone is 0.8 sq. miles. The boundary of the Enterprise Zone includes all property in the existing Lincoln Trail Tax Increment Financing (TIF) area and all property in the Fairview Heights TIF #4, Ludwig Drive TIF, and the State Route 159 TIF. A 5-foot strip along St. Clair Avenue is used to connect these areas in the Enterprise Zone. In addition, the City has also placed commercial properties on the south side of Ludwig Drive at Fairview Heights Plaza within the boundary of the Enterprise Zone. The size of the Enterprise Zone is within size limitations established by the Illinois Enterprise Zone Act (20 ILCS 655/1 et seq.).

The Local Labor Market Area (LLMA) for the Fairview Heights Enterprise Zone is St. Clair County. The LLMA is contiguous, compact, comprised of entire census tracts, located entirely within the State of Illinois, and is an area within which residents of the LLMA can easily change jobs and do not have to relocate outside of its boundaries.

Enterprise Zone Goals and Objectives

(1) Make Lincoln Trail TIF corridor a viable commercial retail portion of the City:

- a. Ongoing redevelopment efforts along Lincoln Trail TIF corridor (public/private effort)
- b. Provide additional Enterprise Zone incentive to existing Lincoln Trail TIF;
- c. Create uniformity and new “development standard” for this commercial corridor;
- d. Use Enterprise Zone incentive to convert uses along Lincoln Trail to commercial; and
- e. Incorporate mixed-use combined retail and residential centers along Lincoln Trail.

(2) Fill vacancies and redevelop Fairview Heights Plaza at IL 159 and Ludwig (public/private):

- a. Work with property owner on façade, landscaping and parking lot improvements;
- b. Bring building interiors up to code compliance; subdivide building space for new users; and
- c. Remediate physical environmental obstacles required to (re)develop 72 acres of vacant property across railroad tracks.

(3) Create mixed-use destination district surrounding Fairview Heights MetroLink station:

- a. Utilize four-phase 20-year plan developed by OneSTL to redevelop existing uses into new mixed-use district and develop new Arrowhead industrial park;
- b. Utilize Enterprise Zone and TIF incentives to offset high property tax rates;
- c. Incorporate senior living component into mixed-use district surrounding MetroLink; and
- d. Work with MetroLink to improve/lease Metro property before making improvements.

The Illinois Enterprise Zone Program is designed to stimulate economic growth and neighborhood revitalization in economically depressed areas of the state through state and local tax incentives, regulatory relief, and improved governmental services. Businesses located or expanding in an Illinois Enterprise Zone may be eligible for the following state and local tax incentive:

State Incentives and Exemptions

- Exemption on retailers’ occupation tax paid on building materials;
- An investment tax credit of 0.5% of qualified property;
- Expanded state sales tax exemptions on purchases of personal property used or consumed in the manufacturing process or in the operation of a pollution control facility;
- An exemption on the state utility tax for electricity and natural gas; and
- An exemption on the Illinois Commerce Commission’s administrative charge and telecommunication excise tax.

Exemptions are available for companies that make minimum investments that either create or retain a certain number of jobs. These exemptions require a business to make application to, and be certified by, the Illinois Department of Commerce.

Local Incentives and Exemptions

In addition to state incentives, each zone offers local incentives to enhance business development projects. Each zone has a designated local zone administrator responsible for compliance and is available to answer questions. To receive a Certificate of Eligibility for Sales Tax Exemption, you must contact the local zone administrator of the zone into which purchased building materials will be incorporated.