

City of Derby, Kansas
Speculative Building Incentive Policy

- A. *Purpose.* In order to encourage commercial growth in Derby through capital investment and job creation, economic development incentives may be offered for speculative buildings constructed by a developer to be leased to one or more eligible tenants.
- B. *Eligibility.* Eligible tenants must be engaged in manufacturing, research and development, warehousing or distribution activities as defined by the North American Industry Classification System (NAICS).
- C. *Terms and Amount of Incentive.* Eligible projects may qualify for a maximum 10-year, 100% property tax abatement.
 - 1) The initial five-year abatement period shall be 100% property tax abatement for an eligible new building of at least 25,000 square feet.
 - 2) A second five-year abatement period will be considered if the developer recruits an eligible tenant during the initial five-year period and submits an application to the City for consideration of additional economic development incentives.
- D. *Building Requirements.* Building must be a minimum of 25,000 square feet and constructed upon a site that is appropriately platted and zoned, with access to necessary municipal services. The project must obtain all required city approvals, including site plan review, building plan review, building permit and building inspections.
- E. *Other Conditions.* This incentive is transferable only with consent of the Derby City Council. The buyer must make application to the City for consideration of incentives in accordance with the City's existing Incentive Policy.
- F. All other elements of the Derby Incentive Policy shall apply. All incentives are subject to approval by the Derby City Council. Availability of this incentive may be limited, and the program may be discontinued at any time.