

Clay County Business Subsidy Process

Tax Increment Financing
Project Location Identified
Apply for Zoning & Land Use Permits through Planning & Zoning Department. Planning Department will notify cities within the two-mile extraterritorial zone, townships & landowners within ½ mile radius of project site.
Complete Clay County Business Assistance Application
Tax Increment Financing (TIF) application and fee (\$10,000) sent to Clay County Planning & Zoning Office
Clay County's consultant conducts "But For" feasibility
Applicant and Planning Representative present application and consultant's findings to Clay County Economic Development Authority (EDA)
Clay County EDA calls for public hearing on establishment of TIF District
Clay County's consultant prepares TIF plan
Development Agreement is prepared by external legal counsel
Fiscal/Economic implications are provided to School District and Township by Clay County's consultant
Clay County Planning Commission reviews TIF plan to determine compliance with County's Comprehensive Plan
Clay County EDA and Clay County Commission hold joint public hearing on establishment of project
Clay County EDA Board adopts resolution of TIF District
Clay County Commission adopts resolution of TIF District

Tax Abatement
Project Location Identified
Apply for Zoning & Land Use Permits through Planning & Zoning Department, if necessary
Complete Clay County Business Assistance Application
Tax Abatement Application & Fee (\$1,000) sent to Clay County Planning & Zoning Office
Clay County's consultant conducts "But For" feasibility
Applicant and economic development organization present findings to Clay County Commission
Clay County Commission calls for public hearing
Public hearing is held
Clay County Commission approves resolution which approves the tax abatement
Development Agreement is prepared by external legal counsel