

Economic Development Department

Crystal LaTier, Executive Director
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Economic Development Department
Nine East Vermijo Avenue
Colorado Springs, CO 80903
www.ElPasoCo.com

Board of County Commissioners
Holly Williams, District 1
Carrie Geitner, District 2
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Cami Bremer, District 5

September 10, 2024

Mulliken Weiner Berg & Jolivet
Attention: Joshua Wolff
102 S Tejon Street, Ste 900
Colorado Springs, CO 80903

Dear Mr. Wolff,

The following El Paso County parcels that make up the Southern Colorado Rail Park are situated within the geographic boundaries of the Pikes Peak Enterprise Zone:

- Edw C. Levy Co. dba Schmidt Construction Inc.
 - 6600000047
 - 6600000048
 - 6600000004
 - 6600000050
 - 6600000008
 - 6600000011
- Southern Colorado Rail Park LLC
 - 6600000009
 - 6600000049
 - 6600000041
 - 6600000010
 - 6600000040
 - 6600000012
 - 6600000014
 - 6600000030

The Colorado Enterprise Zone (EZ) Program was created by the Colorado Legislature (C.R.S. Title 39, Article 30) to promote a business-friendly environment in economically distressed areas by offering state income tax credits that incentivize businesses to locate and develop in – and non-profit organizations to assist with the needs of – these communities.

Requirements/Eligibility Rules

Areas with high unemployment rates (25% above state average), low per capita income (25% below state average), and/or slower population growth (less than 25% of state average in rural areas) may be approved for EZ designation by the Colorado Economic Development Commission. Only taxpayers engaged in business that is legal under both state and federal law are eligible to claim EZ income tax credits.

Program Description

Taxpayers investing in Enterprise Zones can earn a credit on their Colorado income tax by planning and executing specific economic development activities. The following incentives can be earned by businesses located in Enterprise Zones for tax years beginning 1/1/2014 and after.

BUSINESS INCOME TAX CREDITS	TAX CREDIT AMOUNT
Investment Tax Credit (ITC)	3% of equipment purchases
Commercial Vehicle Investment Tax Credit (CVITC)	1.5% of commercial vehicle purchases
Job Training Tax Credit	12% of qualified training expenses
New Employee Credit	\$1,100 per new job
Agricultural Processor New Employee Credit	\$ 500 per new job
Employer Sponsored Health Insurance Credit	\$1,000 per covered employee
R&D Increase Tax Credit	3% of increased R&D expenditures
Vacant Building Rehabilitation Tax Credit	25% of rehab expenditures (hard costs)

ADDITIONAL EZ INCENTIVES	INCENTIVE AMOUNT
Manufacturing/Mining Sales and Use Tax Exemption	Expanded S&U tax exemption in EZ
Contribution Tax Credit	25% cash / 12.5% in-kind on contributions to EZ projects

Application Process

Each income tax year, a business located in an EZ must apply and be Pre-Certified prior to beginning an activity to earn any of the business tax credits listed in the table above. At the end of the income tax year, a business must Certify for the activities performed.

EZ Pre-certification and Certification Applications and Program Information: oedit.colorado.gov/ez

Pikes Peak EZ Maps and Program Information: www.elpasoco.com/economicdevelopment

The attached map denotes the location of each parcel within the boundaries of the Pikes Peak Enterprise Zone. Please contact our office with any EZ Program questions you may have, or if we can be of further assistance to the Southern Colorado Rail Park or Mulliken Weiner Berg & Jolivet team at this time.

Respectfully,



Sara Lobato

Economic Development Analyst

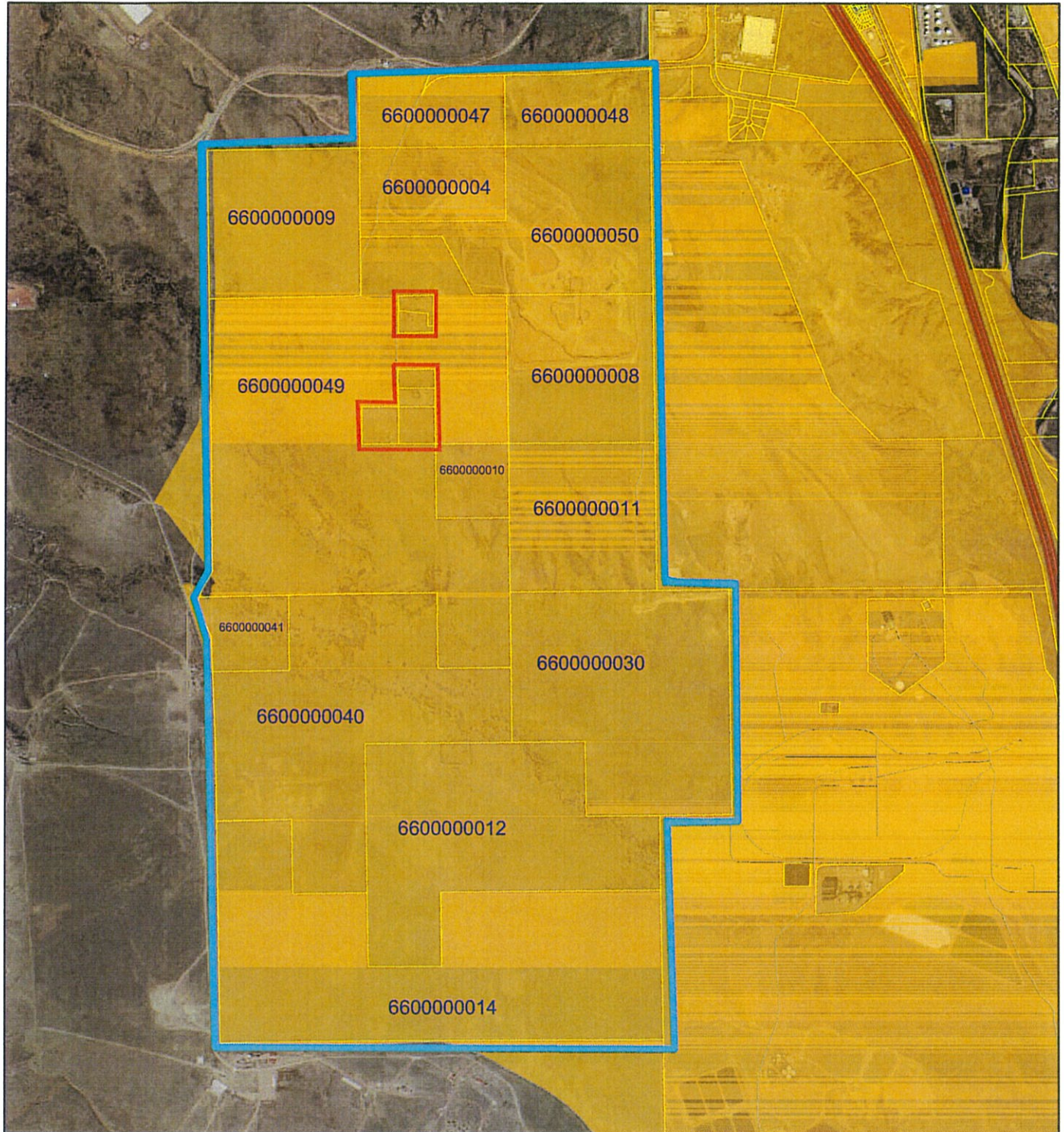
El Paso County Economic Development

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SOUTHERN COLORADO RAIL PARK



9/10/2024, 9:12:23 AM

Areas

- Southern Colorado Rail Park Parcels
- Parcels - Parcels (Use w/Aerial)
- Streets _ Roads
- US Interstate Highways

Pikes Peak Enterprise Zone
1/1/2016

