

# Enterprise Drive Construction Rebate Program

## Guidelines

City of Chatfield

### Purpose and overview

To incentivize the sale and development of the city owned commercial lots along Enterprise Drive SE in Chatfield; creating new tax base, utility users, jobs, and businesses.

Rebates will be awarded to qualified applicants based on the estimated taxable value of the property once construction is complete. Only city-owned lots along Enterprise Drive zoned as B3 (light commercial) qualify for this program.

Rebates will be awarded based on the total estimated taxable value of the land and building proposed for construction, on a sliding scale as shown below:

Estimated Taxable Value	150,000	200,000	250,000	300,000	350,000	400,000	450,000
Incentive Amount	10,000	15,000	20,000	25,000	30,000	35,000	40,000

### Application process and additional information/guidelines

1. Applicant submits a program application and purchase offer to EDA staff for review.
  - a. Applicant must purchase lot at advertised price.
  - b. Applicant must provide taxable value estimate from Fillmore County with application.
2. Public works committee reviews purchase offer.
3. EDA reviews incentive application.
4. City council approves both the sale and incentive.
5. Rebate amount is determined on a sliding scale based on the above schedule.
6. The building constructed must be of equal or greater taxable value than building proposed in application. Estimate of taxable value from Fillmore County in application will be used for rebate basis, no adjustments will be made to rebate amount after approval by council.
7. Minimum rebate amount: \$10,000.
8. Maximum rebate amount: \$40,000.
9. Program ends August 31, 2025. All construction must be complete prior to August 31, 2026.
10. Applicants have one year from date of purchase to be approved for rebate, or the lot will be ineligible for this program.
11. No rebates will be paid if construction is not completed within 12 months of approval of application.
12. Rebate paid out once certificate of occupancy is issued.

**To apply or for questions, please contact the Chatfield EDA at 507-867-3810  
or [abentley@ci.chatfield.mn.us](mailto:abentley@ci.chatfield.mn.us)**