



www.choosemanassas.org

Department of Economic Development
9027 Center Street • Manassas, VA 20110



STATE INCENTIVES

The Commonwealth offers a variety of performance-based incentives and financing programs, including:

Commonwealth Opportunity Fund – Grants awarded to localities on a matching basis to secure a business location or expansion for the State.

VA Jobs Investment Program – Supports the creation of new jobs and investment by offsetting recruiting and training costs for new and expanding companies.

VA Investment Partnership Grant – Existing business program designed to encourage continued capital investment by companies resulting in added capacity, modernization, and increased productivity.

Governor's Agriculture and Forestry Industries Development Fund – Grants awarded to localities on a matching basis to grow agriculture and forestry industries.

For more information: www.yesva.org/probusiness/businessincentives

POLICY

Manassas believes that growth in the private sector is necessary to be a healthy community. Companies provide jobs for our residents and tax revenues that support essential public services. Our first approach is to establish a fiscal and regulatory environment favorable to business. Secondly, we maintain a culture of customer service excellence that makes doing business here as easy as possible.

We also believe that the limited use of incentives can be necessary to attract some businesses deciding between one community and another or to advance specific public policy objectives. Incentive applications are evaluated against whether or not they achieve these goals. Additional criteria include capital investment, economic impacts, and job creation. In all cases, the City is a steward of public resources and seeks to achieve a fair and balanced return on its investment of incentives.

ECONOMIC INCENTIVE PACKAGES



HISTORIC CITY. MODERN GROWTH.

The City of Manassas uses incentives to assist existing and prospective businesses in offsetting the costs of expanding or relocating. We take pride in managing regulatory and fiscal policies to create a pro-business environment; one that gives your business a competitive advantage in the marketplace year after year. However, starting a new business, expanding your business, or relocating it has a unique cost so we have designed programs to help – because our success is tied to yours.

Local incentives include:

- Citywide Technology Zone
- Façade & Landscape Grants
- Tourism Zones
- Arts and Tourism District
- Cash Grants
- Fee Waivers
- Accelerated Plan Review
- Tax Abatements for Rehabilitated Real Estate

To learn how your business can take advantage of these incentives, please contact:

Department of Economic Development
(703) 257-8881
Or visit our website: www.choosemanassas.org

SPECIAL INCENTIVE AREAS

Technology Zone

Manassas is home to Micron, BAE, and Lockheed Martin – we know how important technological innovators are to the economy. To encourage technology-based businesses, we have designated the entire City a Technology Zone. This program gives Manassas the opportunity to support the businesses and industries of tomorrow. Qualifying companies may receive cash grants and fee waivers and/or be exempted from Business, Professional, and Occupational License (BPOL) taxes.

Tourism Zones

Tourism is vital to our local economy – few communities have such a historic role in US history. To support and grow this industry, Manassas established two tourism zones; in Downtown and at The Landing at Cannon Branch. Businesses that support travel, hospitality, and tourism are eligible for cash grants, fee waivers, and permitting assistance. In addition, hotels and attractions may be eligible to take advantage of Virginia’s Tourism Development Finance Program (TDFP) – which provides gap financing in partnership with the locality and can be treated as 30% of the initial equity needed to support these projects.



SPECIAL INCENTIVE AREAS

HUB Zone

A portion of the City has been designated a HUB Zone by the federal government. This designation helps small businesses gain preferred access to federal procurement opportunities; including competitive and sole source contracting as well as a 10% price valuation preference. In a region where so many companies work with the government, locating in our HUB Zone can provide you a tactical advantage.

Downtown Arts and Tourism District

In this Virginia Main Street Community, the unique character and vitality of Downtown make Manassas a great place to live and work. Charming restaurants and shops support other businesses in the district and citywide. This designation authorizes special incentives targeted to businesses (and non-profits) that support tourism and artists. This may include exemption of BPOL taxes, cash grants, permitting assistance, and fee waivers.

Opportunity Zones

Opportunity Zones, created as a result of the Federal Tax Cuts and Jobs Act of 2017, are designed to encourage long-term investments in designated portions of a community. Tax incentives are provided to investors who reinvest their unrealized capital gains into a designated zone. Through the federal Opportunity Zone program, communities, investors, companies and others may create Opportunity Funds to direct tax-advantaged investments to the City’s Opportunity Zone.

CASH GRANTS

Economic Opportunity Fund

New and expanding businesses may qualify for a cash grant to offset costs like site acquisition, construction or renovations, permitting fees, or relocation costs. These grants come with limited restrictions and are designed to allow you to apply them where your business needs them most.

Façade Improvement Grant (FIG)

Provides matching grant funds to enhance the streetscape and improve the appearance of buildings in designated areas. These reimbursement-based cash grants can fund up to 33% of the cost of making exterior renovations and repairs.

Landscape Improvement Grant (LIG)

Provides matching grant funds to enhance landscapes along major thoroughfares and at gateway entrances to the City. These reimbursement-based cash grants can fund up to 33% of the cost of landscape design and construction.

Accelerated Process Review – Fast Track Permitting

Any new or existing business may qualify for an expedited review of a required permit or plan to locate in a new or existing space.

