

EDGE PILOT Program Comparison

	GENERAL PURPOSE	JOBS	CAPITAL INVESTMENT	WAGES	BENEFITS	LOCAL BUSINESS PARTICIPATION	PILOT TERM	ELIGIBLE PROJECT TYPES	OTHER
COMMUNITY BUILDER	Investment in distressed neighborhoods	n/a	n/a			25% of construction costs and 15% PILOT savings	10 years, 75% tax abatement	Retail, office, industrial, distribution in New Markets Tax Credit Census Tract	Shelby County and City of Memphis mayoral approval
DESTINATION RETAIL	Large scale retail development	≥ 100 net new	≥ \$50,000,000	Minimum \$13/hour	At least 50% employer-sponsored healthcare benefits	25% of construction costs and 15% PILOT savings	15 years (max.), 75% tax abatement	NAICS code 44-45 classified retailers	Only location within a 200 mile radius
EXPANSION	Existing company growth	≥ 100 existing	≥ \$10,000,000	Minimum \$13/hour	At least 50% employer-sponsored healthcare benefits	25% of construction costs and 15% PILOT savings	15 years (max.), 75% tax abatement	Industrial, distribution, office	Employing workers in Shelby County for at least 10 consecutive years
FAST TRACK	New investment in Memphis and Shelby County	≥ 25 net new	≥ \$1,000,000	Minimum \$13/hour	At least 50% employer-sponsored healthcare benefits	25% of construction costs and 15% PILOT savings	10 years (max), 75% tax abatement	Industrial, distribution, office	Fast Track netting provisions will apply.
JOBS	Job creation	≥15 net new	≥ \$1,000,000	Minimum \$13/hour	At least 50% employer-sponsored healthcare benefits	25% of construction costs and 15% PILOT savings	15 years (max.), 75% tax abatement	Industrial, distribution, office	
RESIDENTIAL	Investment in multi-family residential	n/a	n/a			25% of construction and site work plus 25% (by value) of third party contracts	15 years (max.), 75% tax abatement	25 residential, for rent units minimum	Only permitted in certain areas
SEWER CAPACITY MANAGEMENT INCENTIVE	Absorb cost of offline sewer storage and pumping facilities	n/a	n/a	n/a	n/a	City-certified MWBEs > 50% of cost to acquire & install off-line sewer storage/pumping system	15 years (max), 75% City tax abatement <i>(Sufficient to provide savings equal to project budget)</i>	Brownfield, retail, office, industrial, distribution, tourism/hospitality, multi-family residential in City of Memphis	Written recommendation from City of Memphis Dept of Public Works Abatement on real property only