

Economic Development Incentives Policy City of San Marcos, Texas

Incentives Policy

Economic Development Objectives and Goals

San Marcos is open for business! Located in one of Texas' fastest growing counties and most important international trade corridors, San Marcos offers:

- a pro-business climate;
- an available and affordable workforce;
- quality educational institutions and excellent training facilities;
- a strategic location between two major metropolitan areas;
- a nurturing entrepreneurial environment;
- a network of dynamic technology and service firms;
- a committed and collaborative community;
- an extensive utility infrastructure;
- a favorable tax structure;
- competitive business incentives; and
- an excellent quality of life with the amenities of the Texas Hill Country.

San Marcos seeks to attract new business and to provide expansion opportunities for its existing companies. San Marcos would like to attract companies that will provide synergy for the existing area manufacturers, provide high paying jobs for its citizens and Texas State University-San Marcos graduates, and promote strong, balanced growth throughout the community. With its central location along the international NAFTA highway and available land for development, San Marcos wants to attract and cultivate a diverse mix of industries to complement the resources of the city.

The City of San Marcos works with other economic development team members including Economic Development San Marcos, the San Marcos Area Chamber of Commerce, the San Marcos Hispanic Chamber of Commerce, Texas State University-San Marcos, the San Marcos Council of Neighborhood Associations, and Hays County. On a regional and State level the City partners with the Office of the Governor, the Economic Development Partnership of Central Texas (EDPCT), Opportunity Austin, the Capital Area Council of Governments (CAPCOG), Austin Community College, Central Texas Technology Center, the Lower Colorado River Authority, the Pedernales Electric Cooperative, the Bluebonnet Electric Cooperative, the Guadalupe Blanco River Authority, the Rural Capital Area Workforce Commission, the Texas Workforce Commission, the Texas Department of Transportation, the Texas Commission on Environmental Quality, and the Texas Department of Agriculture.

In order to attract and grow businesses, the City of San Marcos has developed economic development strategies to benefit and unite its citizens behind common goals. The strategies include:

- Diversifying the industrial/commercial/tourism segments of our economy through the effective marketing of available resources and attributes to targeted markets.
- Leveraging the assets of the City, including infrastructure, services and funds, with State and Federal programs to promote the retention and expansion of existing business and to attract new business to San Marcos.
- Promoting, in conjunction with Texas State University-San Marcos, the San Marcos Consolidated Independent School District, the Hays Consolidated Independent School District, Austin Community College and the Gary Job Corps, educational opportunities to provide a well-educated workforce to enhance existing job opportunities and enable the creation of additional jobs.
- Maintaining the quality of life enjoyed by its citizens by protecting its natural beauty and physical environment and by preserving its historic heritage.
- Promoting synergistic relationships between its existing businesses and new enterprises in order to enhance the economic value of the private sector and enhance the overall wealth of the community.
- Utilizing its unique resources in business partnerships that the City can leverage to minimize risk to our citizens.
- Assisting new businesses to ensure that their facilities needs are correctly matched to the appropriate Master Plan and Zoning requirements, transportation access, and available City resources.

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Eligibility Criteria for Economic Development Incentives

1. Available Incentive Matrix

Incentive Programs	Average Number of Employees			
	Micro Business (less than 20)	Small Business (20-99)	Medium Business (100-500)	Large Business (500+)
Business Services				
Economic Development San Marcos	X	X	X	X
Development Coordinator	X	X	X	X
San Marcos Area Chamber of Commerce	X	X	X	X
San Marcos Hispanic Chamber of Commerce	X	X	X	X
San Marcos Manufacturers Association	X	X	X	X
Service Corp of Retired Executives (SCORE)	X	X	X	
Small Business Development Center	X	X	X	
Texas Manufacturing Assistance Center (TMAC)	X	X	X	X
Texas State University Internship Program	X	X	X	X
Local Incentives				
Development Fee Waivers	X	X	X	X
Facilitation of Permits	X	X	X	X
Foreign Trade Zone	X	X	X	X
Freeport Tax Exemption	X	X	X	X
Historically Underutilized Business (HUB) Zone Empowerment Contracting Program	X	X	X	
Property Tax Phase-In Program	X	X	X	X
Public Improvements District (PID)			X	X
Sales Tax Rebates		X	X	
San Marcos Municipal Airport		X	X	X
Special Downtown Reinvestment Zone	X	X	X	
Tax Increment Reinvestment Zone	X	X	X	X
Utility Rate Reductions/Infrastructure Extensions		X	X	
Waiver/Modification of Development Regulations/Standards	X	X	X	X
Financial Incentives				
Chapter 380 Grants and Loans	X	X	X	X
Economic Development Fund	X	X	X	X
Industrial Revenue Bonds	X	X	X	X
Revolving Loan Fund	X	X	X	X
Tax Increment Financing (TIF) District			X	X
State and Federal Incentives				
Ad Valorem/Property Tax Exemption	X	X	X	X
Bonds	X	X	X	X
Business Express Loan	X	X	X	X
Economic Development and Diversification In-State Tuition for Employees	X	X	X	X
Property Tax Rule 9.105	X	X	X	X
Renewable Energy Incentives	X	X	X	X
Sales and Use Tax Exemptions	X	X	X	X
Section 108	X	X	X	X
Self-Sufficiency Fund	X	X	X	X
Skills Development Fund	X	X	X	X
Small Business Administration 504 Loan	X	X	X	
Small Business Administration 7(a) Loan	X	X	X	
Small Business Community Express Loan	X	X	X	
Small Business Patriot Express Pilot Loan	X	X	X	
Southwest Trade Adjustment Assistance Center Grant	X	X	X	X
State Infrastructure Bank (SIB) Financing	X	X	X	X
State Permit Assistance	X	X	X	X
Texas Capital Fund Infrastructure Program	X	X	X	X
Texas Capital Fund Real Estate Development Program	X	X	X	X
Texas Economic Development Act	X	X	X	X
Texas Emerging Technology Fund	X	X	X	X
Texas Enterprise Fund	X	X	X	X
Texas Enterprise Zone Program	X	X	X	X
Texas Industry Development Program	X	X	X	X
Texas Leverage Fund	X	X	X	X

2. Introduction

San Marcos is committed to the promotion of quality development in all parts of the City and to improving the quality of life for its citizens. In order to meet these goals, the City Council will consider providing a property tax phase-in, sales tax rebates and other incentives to stimulate economic development in San Marcos and its Extraterritorial Jurisdiction (ETJ). The City will consider providing incentives to appropriate businesses in accordance with the procedures and criteria outlined in this Policy. Prospective businesses are strongly encouraged to discuss potential incentives with City officials and staff members early in the stages of a development, since a project is not eligible for incentives under this Policy if a building or site development permit has been issued for the project before an incentive application is submitted and approved.

3. Eligibility Criteria

The following criteria must be met for an applicant to be considered eligible for property tax phase-in and any other economic development incentive. Additional criteria for specific incentives are listed below under their individual description or with the issuing agency if not the City of San Marcos in this Policy:

- a. The proposed development and/or redevelopment must create and maintain or retain at least 5 jobs, and/or
- b. An investment by the applicant of at least \$75,000 in property improvements is required.
- c. In addition to meeting a or b above, the project must conform to the requirements of the City's Master Plan, Land Development Code and other applicable City ordinances (except to the extent waived or modified in a development incentive agreement in accordance with this Policy).

4. Evaluation Criteria

The following criteria will be considered in determining what level of incentives will be provided to the applicant. Preference will be given to businesses that use local suppliers, contractors and labor force, and require no new public improvements.

- a. Expansion of the local tax base.
- b. Creation of permanent employment opportunities. The number and types of jobs to be created or retained (full-time vs. part-time) and whether or not benefits for employees will be provided.
- c. Whether the architecture and site design including landscaping and public amenities meets or exceeds the minimum requirements in the City Code.
- d. Whether City utilities will be used.
- e. The types and cost of public improvements (e.g. streets, water, wastewater, drainage) and services (e.g. fire, police) which will be required of the City.
- f. The types and value of public improvements which will be made by the applicant.
- g. The financial capacity of the applicant to undertake and complete the proposed project.
- h. The extent to which the proposed project will make use of local contractors, suppliers and labor force (from the San Marcos area) during construction and during operation.
- i. Appropriate type of activity for the designated zoning (e.g. office, retail, etc.).
- j. The market conditions and growth potential for the business activity.

- k. The method or methods which will be available to recapture property tax revenue lost as a result of entering into a tax phase-in agreement with the applicant if the applicant fails to fulfill its responsibilities under the agreement.
- l. The amount of time necessary to complete the project and create the jobs which are to be provided by the applicant.
- m. The extent to which the proposed project carries out the goals and objectives of the City's Master Plan.
- n. A comparative analysis of the costs of the incentives requested to the benefits provided to the City by the applicant's development or expansion.
- o. Other incentive programs for which the applicant has applied or is qualified.
- p. Any other factors that the City Council finds helpful and relevant to accomplishing the City's economic development objectives.

5. Case-by-Case Evaluation

Nothing in these policies, procedures or the application form shall imply or suggest, or be construed to imply or suggest that the City of San Marcos is under any obligation to provide any incentive to any applicant. All applicants for tax phase-ins and/or other economic development incentives shall be considered on an individual case-by-case basis.

Description of Incentives

1. Business Services

- A. Economic Development San Marcos (EDSM):** Business and development assistance is provided by the office of EDSM, the economic development services provider for the City of San Marcos. EDSM is charged with business recruitment, job creation, business retention and expansion. You may contact them at 512.393.3400.
- B. Development Coordinator:** The City of San Marcos offers development services coordination and assistance through their Development Coordinator. You may contact them at 512.393.8000.
- C. San Marcos Area Chamber of Commerce:** The San Marcos Area Chamber of Commerce provides these additional services to aid with relocations and expansions:
 - Relocation assistance for key personnel
 - Special banking and mortgage assistance
 - Job fairs to attract employees
 - Residential real estate assistance
 - Community orientation, introduction and tours
 - Spouse employment assistance
 - Welcome and announcement/press conference coordination
 - Identification of business support services

You may contact them at 512.393.5900.

- D. San Marcos Hispanic Chamber of Commerce:** Business and networking assistance is provided by the San Marcos Hispanic Chamber of Commerce. You may contact them at 512.353.1103.
- E. San Marcos Manufacturers Association:** A forum for local industry to communicate common needs, problems and objectives is provided by the San Marcos Manufacturers Association. You may contact them at 512.393.3400 or 512.393.5900.
- F. Service Corp of Retired Executives (SCORE):** SCORE provides business planning and counseling services to small businesses and start-up companies. You may schedule an appointment by calling 512.393.3400.

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- G. Small Business Development Center:** Small business counseling services for existing and start-up businesses including: market research, financial analysis, and business plan assistance are provided through the Small Business Development Center. You may schedule an appointment by calling 512.393.5900 or 512.716.4800.
- H. Texas Manufacturing Assistance Centers (TMAC):** TMAC exists to enhance the competitive position of the state's manufacturing sector. Manufacturing specialists work with small to medium-sized manufacturers, providing technical support and implementing best business practices. Typical areas covered include cost management, productivity improvements, environmental assistance, software systems selection and application, and e-commerce decisions.
- I. Texas State University-San Marcos Internship Program (TSU):** TSU provides student and faculty internship opportunities in all degree plans. You may contact them at 512.245.2645.

2. Local Incentives

- A. Development Fee Waivers:** The City is willing to consider reducing or eliminating fees including building permit fees, inspection and contractor's fees, site development permit fees, utility connection fees, and processing fees for platting, zoning and land use applications. This fee waiver incentive does not include the waiver of impact fees.
- B. Facilitation of Permits:** San Marcos is eager to work with companies locating or expanding in the City, and the staff will make every effort to expedite the permitting process and, when possible, meet necessary timelines.
- C. Foreign Trade Zone (FTZ):** FTZs are sites in or near a U.S. Customs port of entry where foreign and domestic merchandise is generally considered to be in international trade. Goods can be brought into a zone without formal Customs entry or without incurring Customs duties or excise taxes unless and until they are imported into the United States. The purpose of the Zone is the creation of jobs realized from the cost savings from delayed or forgiven tariffs. The City of San Marcos currently has a FTZ located at the San Marcos Municipal Airport.
- D. Freeport Exemption:** Businesses involved in the export of tangible property such as goods, wares, and merchandise may be eligible for the Freeport Exemption. This incentive is designed to exempt some or a company's entire inventory from property taxes. To be eligible, property must be assembled, stored, manufactured or fabricated locally and then exported out of the state within 175 days after the property was acquired or imported into the state. This is an exemption available to any company that conforms to qualifications set out by state law.
- E. Historically Underutilized Business (HUB) Zone Empowerment Contracting Program:** This program provides federal contracting assistance for qualified small businesses that are located in HUB zones, increase employment opportunities, stimulate capital investment in those geographic areas and empower communities through economic leveraging. This program will provide opportunities to contract with the City of San Marcos, Hays County, and Texas State University-San Marcos.

Eligibility Criteria

- 1. The business must be registered as a small business per the U.S. Small Business Administration (SBA) standards.
 - 2. The business must be owned and controlled by a U.S. citizen.
 - 3. The principal place of business should be located in a HUB Zone.
 - 4. At least 35% of the business' employees must reside in a HUB Zone.
- F. Property Tax Phase-In Program:** The City of San Marcos offers property tax phase-ins for new or expanded commercial or industrial construction, as well as business personal property taxes associated with real property. City property tax phase-ins are granted through a contract approved by the City Council. After qualification, the City will assist applicants in seeking phase-in agreements with the other taxing authorities.

Eligibility Criteria

- 1. Micro Business and Small Business Criteria
 - a. Proposed development and/or redevelopment must create, maintain, or retain at least five (5) jobs.
 - b. Twenty percent (20%) of the job salaries for the created, maintained, or retained five (5) positions must pay hourly employees over \$17 per hour base rate at the straight time rate or pay salaried employees over \$36,000 annually.
 - c. Applicant can be an existing business and must provide financial statements and/or income tax returns.
 - d. Applicants must have a business plan with appropriate projected financial statements.
 - e. Capital investment by applicant must equal at least \$250,000.
 - f. Start-up businesses will be considered on case-by-case basis.
- 2. Medium and Large Business Criteria
 - a. Proposed development and/or redevelopment must create, maintain, or retain at least ten (10) jobs.
 - b. Twenty percent (20%) of the job salaries for the created, maintained, or retained ten (10) positions must pay hourly employees over \$17 per hour base rate at the straight time rate or pay salaried employees over \$36,000 annually.
 - c. Temporary positions will not be considered as full-time positions for tax phase-in purposes.
 - d. Applicant can be an existing business and must provide financial statements and/or income tax returns.
 - e. Capital investment by the applicant must equal at least \$1,000,000.
 - f. Start-up businesses will be considered on case-by-case basis.

Minimum Required Investment

An applicant requesting a tax phase-in shall agree as a condition of any tax phase-in ultimately approved by the City Council to expend a certain minimum amount of funds on real or personal property improvements and to provide a certain number of jobs, as provided in the table on the next page:

Minimum Required Real and Personal Property Investment and Job Creation

% of increased value to be abated	Micro & Small Business Investment Required	Medium and Large Business Investment Required	Job Creation
5%	\$250,000	\$1,000,000	0-2
10%	\$300,000	\$1,250,000	2-3
15%	\$350,000	\$1,500,000	3-4
20%	\$425,000	\$1,750,000	4-5
25%	\$550,000	\$2,000,000	5-10
30%	\$650,000	\$2,500,000	11-20
35%	\$775,000	\$3,000,000	21-30
40%	\$925,000	\$3,600,000	31-40
45%	\$1,000,000	\$4,250,000	41-50
50%	\$1,250,000	\$5,000,000	51-60
55%	\$1,500,000	\$6,000,000	61-65
60%	\$1,750,000	\$7,250,000	66-70
65%	\$2,000,000	\$8,600,000	71-80
70%	\$2,500,000	\$10,350,000	81-90
75%	\$3,000,000	\$12,250,000	91-95
80%	\$3,600,000	\$14,750,000	96-100
85%	\$4,250,000	\$17,750,000	101-110
90%	\$5,000,000	\$21,300,000	111-120
95%	\$6,000,000	\$25,000,000	121-130
100%	> \$6,000,000	> \$25,000,000	> 130

Additional Considerations

If upon initial application a project qualifies for a tax phase-in under the guidelines set forth in this policy, the City Council may consider granting an additional 5% abatement for each one of the following factors provided, however, the total tax phase-in will not exceed 100% annually or continue for a period of more than ten (10) years. No applicant may receive credit for more than five (5) of the following factors:

- The project will occupy a building that has been vacant for at least two (2) years.
- The project will create high-skilled, high-paying jobs as documented by the applicant.
- The project will involve a significant relationship with Texas State University-San Marcos.
- At least 25% of the new jobs created by the project will be filled by San Marcos residents.
- The project will donate significant materials/equipment to either the San Marcos Consolidated Independent School District or the Hays Consolidated Independent School District.
- The project will create improvements in the San Marcos Downtown Master Plan area.
- The project is an international or national headquarters facility.
- The project wages are above the \$17 per hour base rate at the straight time rate wage or the \$36,000 annual salary wage.
- The applicant provides health and/or other benefits to their workforce.
- The project significantly uses local contractors and suppliers both during construction and in its business operation.
- The business is a certified Small, Minority, or Woman owned business.

G. Public Improvement District (PID): PIDs allow a City to levy and collect special assessments on property within the City or its Extraterritorial Jurisdiction (ETJ). A PID may be formed to provide services such as health and sanitation, water and wastewater, mass transit, public safety or security services, etc.

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H. Sales Tax Rebate Incentives

Eligibility Criteria

In addition to the eligibility criteria for incentives listed above, a project for which sales tax rebates are requested must meet the following minimum requirements:

1. The project must either:
 - Result in a minimum increased taxable value for the City of \$25,000,000 in real and business personal property (excluding inventory and supplies); or
 - Result in a minimum increased taxable value for the City of \$250,000 in real and business personal property (excluding inventory and supplies) in the Downtown Zoning District; or
 - Result in a minimum increased taxable value for the City of \$15,000,000 in real and business personal property (excluding inventory and supplies) for the redevelopment—but not relocation—of existing businesses; or
 - Will result in a sales tax increase of at least \$500,000 to the City over the most recently completed fiscal year.

Note: An increased taxable value qualifier may be waived as consideration for a pioneering retail development anticipated to spur significant additional investment in a desired location or if development is proposed for an underutilized, obsolete industrial building in the downtown area where redevelopment is expected to stimulate additional development in the surrounding area.

2. In addition, the project must:
 - a. Qualify as a target industry according to these policies and procedures; or
 - b. Make a unique or unequaled contribution to development or redevelopment efforts in the City of San Marcos, due to its magnitude, significance to the community or aesthetic quality.
3. In addition, if the project involves new development, it must serve a regional market.

Additional Considerations

Other factors to be considered by the City Council in determining whether to authorize an agreement for sales tax rebates are:

1. The number and types of jobs to be created or retained (full-time vs. part-time)-describe wages and indicate if insurance benefits are provided.
2. Whether City utilities will be used.
3. Whether the project incorporates high quality architecture and site design, including landscaping and public amenities, beyond the minimum required by the City Code as represented in architectural drawings, site plans and landscaping plans.
4. The financial capacity of the applicant to undertake and complete the proposed project.
5. Whether the applicant has applied or is qualified for other incentive programs.
6. The market conditions and growth potential for the project's business activity.
7. Any other factors the City Council finds helpful and relevant to accomplishing the City's economic development objectives.

Level of Incentives

Incentives established for any project will be provided to the extent that the revenue realized by the City and attributable to the project exceeds a minimum amount established in the Economic Development Agreement to be entered into by the City and the applicant. The public benefit or amount of revenue realized by the City and attributable to the project must equal or exceed the value of any incentives granted under the application. The City will not rebate more than 75% of sales taxes in any year.

- I. **San Marcos Municipal Airport:** A developer that invests \$500,000 or more in improvements to property leased from the City at the San Marcos Municipal Airport will be eligible for a credit of up to 5% of the total investment for site preparation expenses against fixed rental payments due under the lease.
- J. **Special Downtown Reinvestment Zone:** Provides for a tax phase-in, on a case-by-case basis, within the Central Business Area downtown. The City has been designated as a Texas Main Street City. The Main Street program has a façade improvement grant that can be used for such things as signage or new canopies.
- K. **Tax Increment Reinvestment Zone:** In the state of Texas, a TIRZ may be city-initiated or petitioned by property owners. A TIRZ may be petitioned when property owners constituting more than 50% of the appraised value of the area submit a petition to the City. A TIRZ may be created for one of three reasons:
 - to address inner city deterioration;
 - to develop raw land in suburban fringe areas; or
 - to proactively address the decline of major activity centers

A TIRZ sets a geographic boundary around a particular area within a city. These boundaries can be used to allow for tax increment financing (TIF) or other tax-related agreements. For example, a TIRZ may be established to allow businesses within the area to apply for various kinds of tax phase-ins. In any case, a TIRZ must be set up separately and before tax increment financing may be considered. Once the TIRZ is created, then negotiations regarding any tax-related agreement can begin; it is possible to set up a TIRZ and then have it stand alone, not related to any financial agreement.

Note: The creation of a TIRZ does not in any way impact the tax rate. TIRZs have no taxing or assessment powers. Property owners within the zone will continue to pay a normally increasing tax bill

L. Utility Rate Reductions and Infrastructure Extensions:

1. **Standard utility incentive:** The municipally-owned power, water, and wastewater departments have adopted rate policies that permit reduced rates for customer rate classifications or categories based upon usage. Agreements may be available to reduce utility rates based upon adopted usage categories.
2. **Standard utility incentive:** The City partners with developers on infrastructure improvements. The City's development policy commits city funds to provide for the cost of over-sizing infrastructure when deemed necessary for future development. This policy eliminates the need for developers to absorb the total cost of over-sizing "up front" and then waiting to recover a portion of the costs when future development ties into the improvements.
3. **Special utility incentive:** The City has the capacity and flexibility to offer qualified companies infrastructure improvements and extensions at reduced cost. Such incentives may include improvements to curbs and gutters, street paving, water and wastewater, electrical supply, and public lighting

M. Waiver or Modification of Development Regulations/Standards: A development incentive agreement may include provisions for waiving or modifying City development regulations or standards. To be eligible for such a waiver or modification, a development must:

1. Be a unique and regional economic draw with projections to support major direct new tax benefits for the City that far exceed those of the typical development or business; or
2. Incorporate design or construction features or characteristics that exceed City regulations or standards in other respects; or
3. Make a unique or unequaled contribution to development or redevelopment efforts in the City of San Marcos, due to its magnitude, uniqueness to the community, or aesthetic quality.

3. Financial Incentives

A. Chapter 380 Grants and Loans: The City Council can provide grants or loans to eligible prospects on a case-by-case basis to promote local economic development and to stimulate business and commercial activity in the City, in accordance with Chapter 380 of the Texas Local Government Code. The grants or loans can be used to facilitate the acquisition or improvement of real property, the acquisition of equipment or facilities, or other purposes directly related to economic development.

B. Economic Development Fund: The City Council has created a line item in the General Fund as an incentive war chest for economic development projects. The amount and availability of these funds are subject to City Council approval each budget year. Receipt of these funds by a project is considered on a case-by-case basis by City Council. Please contact Economic Development San Marcos regarding the availability of this fund.

C. Industrial Revenue Bonds: The State of Texas Industrial Revenue Bond Program is designed to provide tax-exempt financing of land and depreciable property for eligible industrial or manufacturing projects. The Development Corporation Act allows cities, counties, and conservation/reclamation districts to form non-profit industrial development corporations or authorities on their behalf. The purpose is to issue taxable and tax-exempt bonds for eligible projects in their jurisdictions. The City of San Marcos Industrial Development Corporation acts as a conduit through which funds are channeled. Generally, all debt service on the bonds is paid by the business under the terms of a lease, sale, or loan agreement. As such, it does not constitute a debt or obligation of the City, the Industrial Development Corporation, or the State of Texas. If Revenue bonds would help a prospect, the City stands ready to assist with selecting bond counsel and working to issue the bonds.

D. Revolving Loan Funds: The City has available a limited amount of funds to commit to businesses. Applicants should check with the City Community Development Block Grant staff for funding availability.

E. Tax Increment Financing (TIF): Tax increment financing is a tax reinvestment tool that allows local governments to fund infrastructure improvements within a defined area. TIFs work by allowing taxing entities to repay the costs of improvements to a designated area with the future tax revenues generated by increased property values. TIFs can be created on a case-by-case basis by the City Council.

4. State and Federal Incentives

The City of San Marcos can assist businesses with the State application process for the following programs:

- A. Ad Valorem/Property Tax Exemption
- B. Bonds
- C. Business Express Loan
- D. Economic Development and Diversification In-State Tuition for Employees
- E. Property Tax Rule 9.105
- F. Renewable Energy Incentives
- G. Sales and Use Tax Exemptions
- H. Section 108
- I. Self-Sufficiency Fund
- J. Skills Development Fund
- K. Small Business Administration 504 Loan
- L. Small Business Administration 7(a) Loan
- M. Small Business Community Express Loan
- N. Small Business Patriot Express Pilot Loan
- O. Southwest Trade Adjustment Assistance Center Grant
- P. State Infrastructure Bank (SIB) Financing
- Q. State Permit Assistance
- R. Texas Capital Fund Infrastructure Program
- S. Texas Capital Fund Real Estate Development Program
- T. Texas Economic Development Act
- U. Texas Emerging Technology Fund
- V. Texas Enterprise Fund
- W. Texas Enterprise Zone Program
- X. Texas Industry Development Program
- Y. Texas Leverage Fund

For more detailed information regarding these State incentives, please call 512.393.3400.

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Additional Information about San Marcos

Please feel free to contact the following resources to obtain more information relating to economic development in San Marcos:

Economic Development San Marcos

202 North C.M. Allen Pkwy.

San Marcos, TX 78666

Phone: (512) 393-3400

Fax: (512) 393-5912

Website: www.ecodevsanmarcos.org

City of San Marcos

630 East Hopkins

San Marcos, TX 78666

Phone: (512) 393-8100

Fax: (512) 396-4656

E-mail: cityhall@ci.san-marcos.tx.us

Website: www.ci.san-marcos.tx.us

You may also contact the following resources to obtain more information relating to businesses in San Marcos:

San Marcos Area Chamber of Commerce

Phone: 512.393.5900

E-mail: chamber@sanmarcostexas.com

Website: www.sanmarcostexas.com

San Marcos Hispanic Chamber of Commerce

Phone: 512.353.1103 (phone)

E-mail: dlg@sanmarcoshispanic.com

Website: www.sanmarcoshispanic.com

