



## CITY OF **SHELBY**

419 EAST STREET  
SHELBY, IOWA 51570 • 712-544-2404

To: Future Business Prospects and Partners

The City of Shelby is an aggressive community with a proactive city government. We would like to welcome you and invite you to be part of our growing community.

The City of Shelby will be able to provide water, sewer, and electricity. In fact, The City of Shelby owns its own electrical municipality.

We would like to highlight for you some of the incentives that the City of Shelby has offered, in the past, to new businesses and developers. These incentives are as follows:

- Offered free land – the City currently has 20 acres in their Business Park available.
- Assisted in working with local landowners to get options for land
- Offered tax increment financing (TIF)
- Offered tax rebates – various amounts, percentages, and length of time
- Annexation of additional land into the City limits
- Offered Enterprise Zone incentives
- Waived all building permit fees
- Waived all zoning costs or re-zoning fees
- Partnered with the county for additional bonding as needed
- Partnered with Regional Water for additional water supply for fire protection
- Applied for state incentives for road improvements.
- Waived water connecting & tapping fees
- Waived sewer connection & tapping fees
- Provided free electrical hookups or at city costs
- Offered reduced or rebated utilities
- Provided various assistances with City equipment and manpower

We recognize that each new business, that becomes a part of our community, has different needs and expectations. We look forward to meeting with you and discussing how we can best meet your specific needs.

Sincerely,

Ron Kroll