

Grocery Incentive Offers

Incentives for Supermarkets:

Incentives to encourage new fresh foods markets to open in neighborhoods in Cincinnati lacking this important amenity.

Eligibility:

Businesses must be registered grocery stores located within Priority Development areas and obtain prior approval from the City of Cincinnati.

Contact

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The City of Cincinnati and our community partners offer several incentives to encourage new fresh foods markets to open in neighborhoods lacking this important amenity. These incentives include but are not limited to waiving certain taxes and permit fees, leveraging tax increment financing and providing public financing to qualified grocery stores that locate in specific neighborhoods. Qualifying grocery stores can receive the following benefits:

Fresh Food Tax Exemptions:

Tax Abatement:

Our Fresh Food Tax Abatement can dramatically reduce the operating expenses for a store, therefore lowering risk. While each project is unique, our Fresh Food Tax Abatement can abate up to 75% of the taxable value of property improvements for 20 years.

Sales and Use Tax:

The City of Cincinnati, in collaboration with the Port of Greater Cincinnati Development Authority, can use a sales tax exemption on all building construction materials to reduce construction costs.

Permit Fee & Priority Review:

The City's Health Department may waive up to five years of the annual fee for a Food Service permit. Additionally, the City of Cincinnati may pay for the applicant's permit review and inspections fees, including an expedited review and after-hour inspections of grocery facilities.

Grocery Financing:

Tax Increment Financing (TIF):

For large-scale developments that include commercial space for a grocery store, a TIF may be used to offset a portion of the public infrastructure improvements, such as public parking structures. A TIF allows the City to grant a tax exemption for up to 100% of the newly created real property value. This tool requires payments in lieu of taxes on the exempt real property value. Payments can be used to fund public infrastructure improvements and other eligible uses. A portion of service payments are used to reimburse the school board, and in certain areas a portion of service payments are requested to finance streetcar operating costs.

Energy Savings:

The Greater Cincinnati Energy Alliance Property Assessed Clean Energy Program provides property owners with access to affordable, long-term financing for energy improvements, including solar. The program helps maximize available utility rebates and tax credits while being able to fund up to 100% of mechanical, electrical and plumbing build-out, leading to a significant reduction in a grocer's operating expenses.

Retail Financing:

Healthy Food for Ohio is a statewide initiative that awards loans and grants to food retailers developing new or renovating existing fresh food retail in low-income underserved communities throughout Ohio. Incentives include loans up to \$5 million and 10 year terms, forgivable loans up to 20% of funds provided by HFFO, and grants up to \$250,000 with exception for Extraordinary Awards. To learn more or fill out a pre-application, visit the Finance Fund [here](#).