

# AEROSPACE & AVIATION

*grow your  
business where*

# LIFE IS GRAND



**GRAND JUNCTION** economic  
PARTNERSHIP

122 North 6th Street Grand Junction, CO 81501 | (970) 245-4332 | [gjep.org](http://gjep.org)



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# WELCOME TO THE WEST



Located on the western slope of the Colorado Rockies, where the mountains meet the desert, Colorado's Grand Valley is business-friendly, affordable, easily accessible, and has everything your business needs to be successful.

With a labor force of over 75,000 people, the fastest growing four-year university in Colorado, and the #1 rated Workforce Center in Colorado, we have the talent to support and grow your business.

The Grand Valley is affordable to live and work with an average annual wage of \$42,692 and median home price of \$245,000. We rank as the second best county in the entire mountain west for the lowest property tax burden relative to home prices and incomes.

We have unparalleled access to outdoor amenities and recreation opportunities, plus a mild climate, which allows residents to play outside year-round.

Our robust education system and renowned healthcare facilities, including four hospitals, support this growing community of 150,000 people.

The Grand Junction Regional Airport, two major highways, and rail make this an epicenter of connectivity.

We invite you to learn more about what makes Colorado's Grand Valley such a unique and thriving place to do business, live, and play. When you are ready, we are here to help you make a successful business transition.

Robin Brown  
Executive Director  
Grand Junction Economic Partnership  
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# BASECAMP: *Colorado's Grand Valley*



Mesa County, also known as the Grand Valley, is comprised of the City of Grand Junction, City of Fruita, and Town of Palisade.

Most residents live in Grand Junction, the largest city between Denver and Salt Lake City, Utah – and at an equidistance between the two.



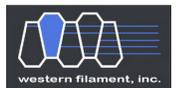
The Grand Valley sits at the confluence of the Colorado and Gunnison Rivers, with wide-open plains surrounded by the majestic Colorado National Monument, Bookcliffs and Grand Mesa.



With its central location and regional airport, Colorado's Grand Valley is poised for faster and less expensive transportation and distribution throughout the U.S. and Canada.

# AEROSPACE & AVIATION ARE HERE

You will be in good company. We're home to multiple aerospace and aviation companies that have already discovered the advantages of doing business in Colorado's Grand Valley.



## A Message from Mike Sneddon, President of Wren Industries

“Wren Industries is a small Aerospace manufacturer in Grand Junction. We have been a supplier for Lockheed Martin for approximately one year and are currently one of nine suppliers that were awarded FT2M supplier status for the Orion program.

Our primary focus in Grand Junction when it comes to aerospace is to ensure that our businesses have access to a qualified workforce and customized

training. Wren has been successful obtaining skilled interns and full-time employees that fit our needs from Colorado Mesa University and Western Colorado Community College, along with the Mesa County Workforce Center. This has allowed us to tap into the local talent and continue growing a local passion for aerospace.

Our employees appreciate the quality of life here, which makes for an excellent work environment. Great talent appreciates not having to commute hours to work in traffic. They also love that this is a fantastic place to raise a family.

Third and foremost, Grand Junction is an excellent location for ease of transport. The Wren facility is advantageously located with a major airport on one side and a major interstate on the other, both are accessible within two minutes. With multiple flights leaving daily, there has never been an issue with getting where we need to be, both in the air and on the ground.

I would highly recommend Lockheed Martin making the investment to open a new division within this community. The quality of people and community is second to none.”



# WORKFORCE IS HERE

## We've got the talent pipeline

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- **Colorado Mesa University (CMU)** is the fastest four-year higher education institution in the state with over 11,000 students, and more than 15% of the university's student body come from outside Colorado. CMU offers 66 programs including mechanical and civil engineering; construction electrical, management, and technology; computer science and information systems; geographic information science and technology.
- **Mesa County Valley School District 51** is the 13th largest school district in Colorado with 46 schools and a graduation rate of 80%, topping the state's graduation rate for the third consecutive year. It offers a variety of K-12 education opportunities, including traditional, STEM-focused, dual language and challenge programs.



## We've got the customized workforce training and business support

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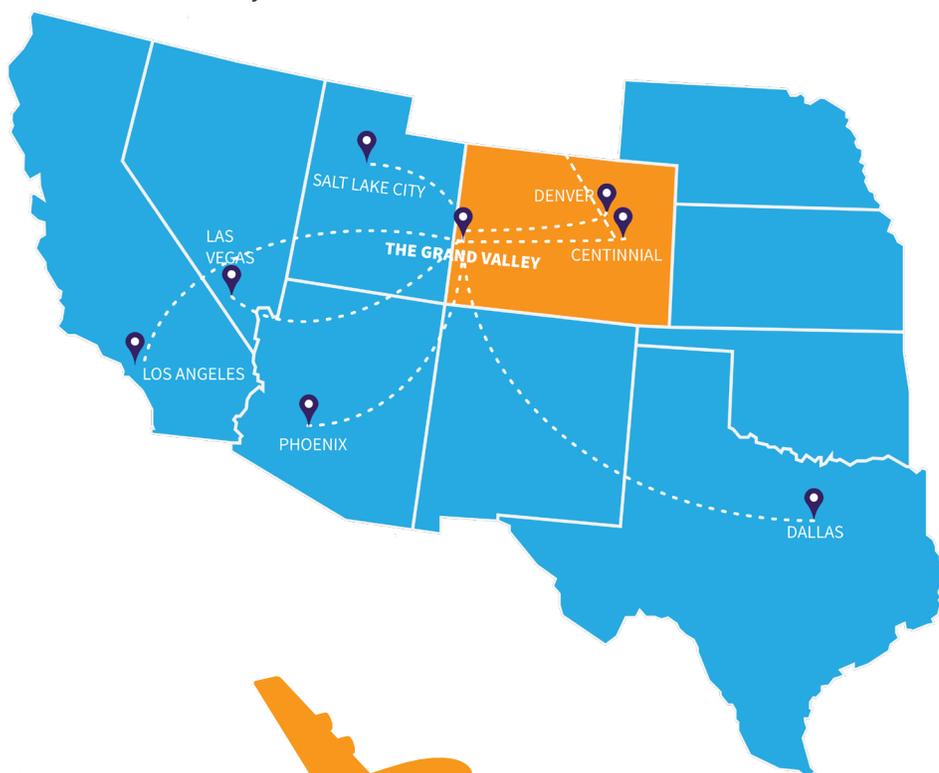
- **The Mesa County Workforce Center** is the #1 rated in Colorado with the first and only *Work Ready Community* certification in the state giving them the unique ability to determine the skill level of the workforce. They also offer a *Career Development Program* that offsets wages while new employees are onboarding and training, which saved companies in Mesa County \$864,000 in 2017. Companies have an 87% retention rate when they use the Workforce Center's services.
- **The Western Colorado Community College** works with local employers to customize training to increase employee performance. They also offer career-oriented associate degree and certificate programs in a variety of industry clusters including aviation, construction, information and communications, manufacturing, machining, and welding.
- **The Business Incubator Center** supports the launch, growth, stabilization, and long-term success of business enterprises in Mesa County through financial assistance, business development, counselling and workshops, and facilitating tax incentives.



# GETTING HERE

## We're accessible year-round

- The Grand Junction Regional Airport is the largest airport in western Colorado and third largest in the state. It offers 6 direct flight destinations with an average of 16 flights per day, giving us access to the global economy. With 5 daily direct flights to Denver, the trip from Grand Junction to Denver is only one hour in no traffic.



GRAND  
JUNCTION

DENVER

**1 HOUR IN THE AIR**

**4 HOURS ON THE ROAD**

- There are over 100 trucking/freight operations and easy access to two major highways: Interstate 70 and U.S. Highway 50.
- Union Pacific Railroad operates two freight rails and Amtrak's California Zephyr passenger train stops in Grand Junction.
- A large, new transload facility makes moving freight between road and rail a breeze and saves local businesses millions in annual freight costs.

# GRAND VALLEY BY THE NUMBERS



**Population**  
151,616 people



**Unemployment**  
4%



**Avg. Annual Wage**  
\$42,692



**GDP**  
4.2% Growth



**Labor Force**  
75,884 people

## Cost of Living

**Denver**

**Grand Junction**

**Average Single-Family Home Price**

\$582,538

\$273,545

*Home prices in Denver are 113% more than in Mesa County.*

**Median Property Tax**

\$1,803\*

\$1,025

*Mesa County ranks #2 lowest property tax burden in the Mountain West Region—that's second least expensive in Colorado, Idaho, Nevada, Montana, Wyoming, and Utah.  
\*Average assessed across six counties that make up central Denver.*

## Cost of Doing Business

**Denver**

**Grand Junction**

**Average Commercial Costs**

Office: \$19.13  
Shop/yard: \$12.50  
Retail: \$17.96

Office: \$12.42  
Shop/yard: \$7.85  
Retail: \$12.01

*Commercial office costs are 53% higher in Denver than in Grand Junction.  
Construction costs are 8% higher in Denver than in Grand Junction.*

**Average Roundtrip Commute**

50 mins.

38 mins.

*Residents in Denver spend 48 more hours a year commuting than those in Grand Junction. Imagine what you could do with those 2 extra days per year!*



# QUALITY OF LIFE

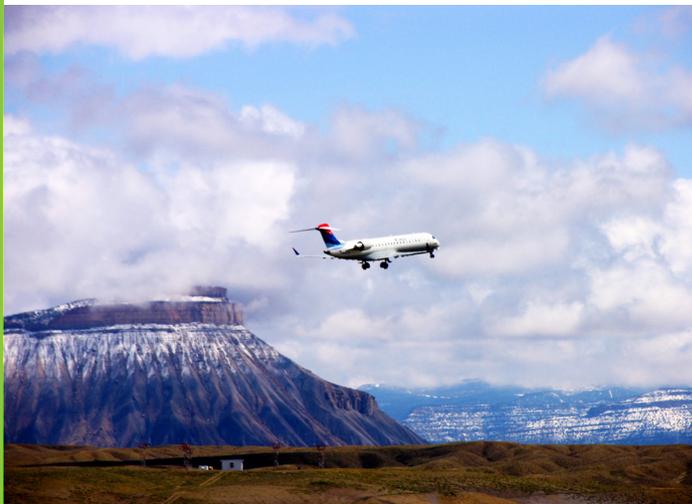
## Climate

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- Simply put, the Grand Valley has one of the finest climates in the nation. Located in an arid region resting at about 4,000 feet above sea level, the highest point of the Grand Mesa, the largest flattop mountain in the world, lofts to over 11,000 feet.

- The summer brings clear, dry days and comfortably cool nights. In the spring, you can ski on the groomed trails of Powderhorn Mountain Resort, while down in the valley, daytime temperatures reach 65°F, perfect for mountain biking or golfing.



- The valley is cocooned by mountain ranges on all sides, which has kept the region exempt from nearly all natural disasters.
- With a mild climate and central location, the Grand Valley is easy to access year-round.

## Agriculture & Food

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- The Grand Valley has a unique agricultural landscape that produces everything from award-winning wines and craft brews to prime beef and fresh vegetables – not to mention the famously sweet Palisade peaches. This is true farm-to-table country.
- Today’s farmers combine forces with local entrepreneurs to bring a fresh perspective to agribusiness and local cuisine.

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## Outdoor Adventure

- It’s no secret that the Grand Valley is an adventure hub – you can enjoy over 10,000 miles of trails from snowcapped mountains to the desert in the same day.
- The Colorado National Monument attracts more than 400,000 visitors annually.
- When it comes to recreational opportunities – you name it, we’ve probably got it!



## Arts & Culture

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- We boast a diverse menu of musical and theatrical productions ranging from the The Grand Junction Symphony Orchestra, High Desert Opera, Colorado Mountain Wine Festival, Palisade Peach Festival, Fruita Fat Tire Festival and Mike the Headless Chicken Festival, to name a few.
- The recent renovation of the Historic Avalon Theater in Grand Junction has drawn a range of nationally renowned performers including Bela Fleck, Lyle Lovett and others.

# FINANCING

## Taxation

- **Corporate Income Tax rate** in Colorado is a flat 4.63%, ranking Colorado ninth lowest of all states with this tax.
- **Property Tax** in Colorado is imposed at the county level. Commercial and industrial property is assessed at 29% of market value. In 2008, the mill levy was set at approximately 88 per 1,000. Each \$1,000 of actual value on non-residential property equates to \$25.52 in property tax.
- **Sales Tax** is 2% in Mesa County, which is collected in addition to a 2.9% sales tax in the State of Colorado. Thus, unincorporated areas of Mesa County have a combined sales tax rate of 4.9%.
- The cities and towns in Mesa County each have their own municipal sales tax, which is added on top of the county and state taxes:



<b>Municipality</b>	<b>City/Town</b>	<b>County</b>	<b>State</b>	<b>TOTAL SALES TAX</b>
Grand Junction	2.75%	2%	2.90%	7.65%
Fruita	3%	2%	2.90%	7.90%
Palisade	2%	2%	2.90%	6.90%

## Permitting

- The business-friendly, straightforward planning and permitting process typically takes 90 days from application to approval.

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# INCENTIVES

Companies located in Colorado's Grand Valley may be eligible for a number of local, state and industry-related tax incentives, such as the incentives listed below. Please visit [www.gjep.org](http://www.gjep.org) for more details or contact us at (970) 245-4332 for your business' individual incentive package.

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**Aviation Development Zone:** The Grand Junction Regional Airport is an approved Aviation Development Zone, which provides aircraft manufacturers located within the zone with state income tax credits for each net new employee.

**Jump-Start Mesa County:** New and expanding businesses in Mesa County may be eligible for a "tax holiday" for up to eight years, which includes zero state income taxes; zero state and local sales and use taxes; zero county and municipal real and business personal property taxes; and zero state income taxes for employees.

**Mesa County Enterprise Zone:** Mesa County is a designated Colorado Enterprise Zone. The program provides businesses with tax credits for specific (pre-certified) business operations – hiring new employees, providing employees with health insurance and job training, obtaining a new business facility or purchasing new equipment – if they locate or expand in a designated "enterprise zone."

**Mesa County and City of Grand Junction Business Personal Property Tax Rebate:** A new or existing business that invests a minimum of \$1 million in new business facilities or equipment, and increases employment by 10% or one full-time employee, may receive a rebate for 100% of business personal property tax paid to Mesa County and the City of Grand Junction.

**City of Grand Junction Sales and Use Taxes on Manufacturing Consumables:** Businesses have the opportunity to waive 100% of sales and use tax paid to the City of Grand Junction on manufacturing consumables used in the manufacturing process.

**GJEP Incentive Funds:** The Grand Junction Economic Partnership's Board of Directors may provide eligible businesses with cash incentives for capital expenditures and primary job creation in the Grand Valley.

**Job Growth Incentive Tax Credit:** Businesses that create at least 20 net new jobs in Colorado within a credit period may be eligible for a state income tax credit equal to 50% of FICA paid.

**Strategic Fund Incentive:** The Strategic Fund is a cash incentive program for eligible businesses that create net new full-time jobs in the State of Colorado that are maintained for at least one year.

**Colorado FIRST / Existing Industry Customized Job Training:** Colorado's job training programs invests in its labor force and incentivizes business growth in Colorado by providing grants to companies that are locating or expanding in Colorado.

**Manufacturing Sales and Use Tax Exemption:** Colorado provides a 100% exemption of sales and use tax paid to the state on purchases of manufacturing machinery, machine tools and parts.

## Rural Jump-Start

The Rural Jump-Start Zone tax credit program is a joint effort between the State of Colorado, counties, municipalities, public colleges and businesses to help spur job growth and the economies of Colorado’s more rural regions. It offers up to an 8-year tax holiday to businesses in exchange for bringing new jobs into the Jump-Start zones, and it provides a unique opportunity to collaborate with a local institute of higher education, like Colorado Mesa University, to tap into a technically skilled, highly educated talent pool.

**A tax holiday for eligible businesses includes 8 years of:**

- 0 state income taxes
- 0 state and local sales & use taxes
- 0 county and municipal real and business personal property taxes
- 0 state income taxes for your employees

**Annual Tax Savings**

This Jump-Start incentive package is calculated based on:

- hiring 20 employees in four years that will be paid the average annual salary of \$42,692
- an estimate of \$5,000,000 for the initial investment
- an estimate of 1,000,000 for the business personal property tax value
- an estimate of \$10,000,000 for the annual revenue

All calculations are approximate amounts and should be verified with program administrators. GJEP will assist with any and all applications for funds. Please be advised this document is not a contract, or to be considered final.

**1st Year of Business:**

Employee State Income Tax Credit: 4.63% for 20 employees at \$42,692 salary.....	\$39,533
State and Local Sales & Use Tax Credit: 7.65% of \$5,000,000.....	\$382,500
Business Personal Property Tax Credit: 29% of \$1,000,000.....	\$290,000
State Income Tax Credit: 4.63% of \$10,000,000.....	\$463,000

**After 8 Years of Business:**

Employee State Income Tax Credit: 4.63% for 20 employees at \$42,692 salary.....	\$316,262
State and Local Sales & Use Tax Credit: 7.65% of \$5,000,000.....	\$3,060,000
Business Personal Property Tax Credit: 29% of \$1,000,000.....	\$2,320,000
State Income Tax Credit: 4.63% of \$10,000,000.....	\$3,704,000

**Total Savings After 8 Years of Business.....\$9,400,262**

## Grand Junction Economic Partnership Incentive Fund

This is a cash grant incentive wherein a business must create and maintain permanent net new jobs for one year before receiving \$1,000 per net new employee. Each net new position must be a full-time and equal to or greater than the Mesa County annual average wage of \$42,692.

**Total Savings from 20 new employees with an average annual wage of \$42,692.....\$20,000**

**Total Company Incentive Package.....\$9,420,262**

# WE ARE OPEN FOR BUSINESS



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We are geographically blessed, but this community of 150,000 people is about more than just wineries and outdoor adventure (though we excel at that too).

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We are the only metropolitan city on the western slope of Colorado.

We are a sophisticated, high-tech, innovative, and growing hub for business.



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The cost of living and doing business is affordable, offering entry- to executive-level employees choices about their lifestyle. Plus, we have space to grow and expand.

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TAKE YOUR BUSINESS WHERE LIFE IS  
**GRAND**

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## ABOUT GJEP

The Grand Junction Economic Partnership (GJEP) is a private non-profit incorporated organization and the official economic development agency for Colorado's Grand Valley. GJEP works to recruit and retain businesses in Mesa County and surrounding regions, including the cities of Grand Junction and Fruita, and the Town of Palisade.

GJEP is your first point of contact if you are looking to expand or relocate your company to this area. We provide the resources, information and services you need to make the right decision for your company – and our comprehensive list of services is available to you at no cost or obligation.



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