

Hillsborough County
Florida
Redevelopment Incentives for Pilot Project
Areas

July 2016

Building Economic Opportunity through Redevelopment



TABLE OF CONTENTS

Page

Overview.....	3
Redevelopment Incentive Programs	5
Overall Guidelines.....	5
Program Descriptions.....	6
I. Site Permitting and Fee Assistance.....	6
A. Expedited Site Development and Construction Plan Review Program.....	6
B. Permit and Impact Fee Grant Program	9
C. Mobility Fee Buydown Incentive Program	11
II. Office and Industrial Building Assistance.....	11
A. Demolition of Distressed Structures Program	11
B. Infrastructure Assistance Program	14
C. Contaminated Site Assessment and Remediation Program	16
D. Building Exterior Improvement Program	19
E. Building Interior Improvement Program.....	21
III. Catalyst Project Incentive Program	24
IV. Small Business Façade Program	27
Appendix 1: Redevelopment Pilot Project Area Maps	31
Appendix 2: Redevelopment Incentives for Pilot Project Areas Matrix.....	38

OVERVIEW

The Board of County Commissioners authorized the Economic Development Department to craft a redevelopment program that could, for the first time, address within the unincorporated County, opportunities to enhance the development and uses of areas that are traditionally seen as declining in value or are underutilized relative to their location and existing built infrastructure. The staff presented to the BOCC in June of 2015 a program approach that recommended targeting four specific pilot project areas and that the initial objectives focus on job creation efforts through encouraging investment in office and industrial development for infill and redevelopment of obsolete structures.

The areas identified are located in, or proximate to, Census Blocks that meet the HUD definition of Low to Moderate Income. The areas also include significant parcels where the land value is approaching or exceed the value of the building improvements. Age of structures with an emphasis on whether the structure is effective in meeting current business operating requirements and those sites that are proximate to an arterial or principal roadway were also part of the equation in selecting the pilot redevelopment areas.

As presented to the BOCC the four Redevelopment Pilot Project Areas are:

- 56th Street Area
- North Airport Area
- Palm River Area
- University Area

The maps depicting these areas in detail as well as descriptions of the boundaries can be found in Appendix 1 of this document. A final criteria that was important in the selection of these areas was that each of the four have relevance for retention, attraction or creation of jobs through the inherent location and land use patterns of the areas.

As stated, a primary objective of the program is to draw out and encourage private sector investment in sites and buildings that will encourage retention and attraction of businesses and jobs for our community. To that end, numerous individual and group meetings have been held to assist in formulating an incentive program that the private sector would find useful in the realm of redevelopment economics. These meetings have been held with industry trade groups, real estate brokers and lenders, developers, land owners and businesses that are active in the four pilot project areas or would naturally be engaged in future redevelopment initiatives.

The product of these meetings and examination of best practices in the redevelopment field have allowed staff to prepare an incentive program that attacks a variety of impediments to redevelopment. This program presents a series of financial incentives for revitalization which are designed to reduce and eliminate decline and deterioration, stimulate new investment, stabilize the tax base and maintain the viability of existing businesses.

Redevelopment projects receiving incentives under this program should work in concert with other community programs and infrastructure improvements, be compatible with the unique character of each area, and contribute to the economic prosperity of the community and the County.

The Redevelopment Incentives for Pilot Project Areas program is intended to primarily address job creation through the revitalization of industrial, office and commercial areas. However, it should be noted that residential uses may be a part of eligible projects under the “Catalyst Project Incentive” described in this document. Hillsborough County has many existing initiatives that are focused on affordable housing and residential area revitalization with which this program intends to work in concert.

With a countywide population growth of more than 600,000 people and job growth of more than 400,000 jobs anticipated over the next 20 years, strategies to maximize available land within the Urban Service Area are necessary and warranted. Redevelopment offers a fiscally responsible vehicle to maximize past infrastructure investments and keep urban economic centers vibrant and relevant.

To the extent refinements in land use policy and/or the land development regulations are identified and are of a manner benefiting redevelopment outcomes, those recommendations will be made independent of this financial incentive program.

The objectives for the Redevelopment Incentives for Pilot Project Areas have been formulated from redevelopment planning strategies in the Community Plans and the Comprehensive Plan. They provide the framework and general guidelines needed to direct decision-making that will enable rational redevelopment activities that are consistent with the primary intentions of the community and the BOCC. In general, the objectives of the Redevelopment Incentives for Pilot Project Areas are as follows:

1. To eliminate and prevent the spread of blight and deterioration
2. To promote the conservation, rehabilitation and redevelopment of the Pilot Project Areas in accordance with the Comprehensive Plan, Community Plans and local codes and ordinances
3. To achieve a higher quality environment that embraces appropriate architectural, landscape, urban design and land use principles
4. To encourage new development to occur in the Urban Service Area leveraging existing infrastructure developments
5. To retain existing businesses and jobs through redevelopment and revitalization activities
6. To encourage investment by the private sector by eliminating impediments to development and redevelopment
7. To stabilize and increase the ad valorem tax base in each area

REDEVELOPMENT INCENTIVE PROGRAMS

OVERALL GUIDELINES

Eligible Applicants

Eligible applicants must be for-profit entities without any outstanding financial obligation to Hillsborough County and/or any form of court judgement or order against the applicant in favor of Hillsborough County.

Use of Multiple Incentives

Projects may qualify for more than one program where applicable. However, the utilization of more than one incentive program is defined as “stacking of incentive programs” and requires a private-to-public investment ratio of 5:1 or higher. Any stacking of other eligible incentive programs with the Catalyst Project Incentive Program shall require a 9:1 private to public investment ratio. Appendix II further defines eligibility requirements for utilizing more than one program on a redevelopment project.

Eligibility After Maximum Grant Awards

Once a maximum grant for any property has been awarded, an applicant cannot reapply for another grant for the same location for a five (5) year period.

Ineligible Costs

This Program expressly excludes the following costs for reimbursement purposes: developer profit, attorney’s fees, financing costs and property acquisition cost. Other soft costs will be reviewed on a case-by-case basis, but as a general guideline, soft costs will not be considered eligible costs.

Receipt of County Funds

The receipt of County funds for a project will be taken into consideration and will be a determining factor when formulating a funding recommendation. This includes the receipt of funds from other County grant programs such as Historic Preservation Challenge Grant program, the Capital Asset Preservation program, direct line item allocations, job incentive programs, the Brownfield program and others.

PROGRAM DESCRIPTIONS

I. Site Permitting Assistance

A. Expedited Site Development and Construction Plan Review Program

Intent:

The Economic Development Department (EDD) has established an expedited permit process with Hillsborough County regulatory agencies responsible for permitting projects which consists of the Environmental Protection Commission and the Development Services Department (DSD.) Target industry and other prospective businesses wishing to expand or relocate in the redevelopment areas are offered an incentive that accelerates the site development construction plan review phases of the development process with special assistance. This Program does not eliminate or circumvent existing land use regulations or construction standards; it accelerates the process by making certain determinations and decisions about the development in a more expeditious manner.

Referenced below is an excerpt from the Hillsborough County Land Development Code outlining the current expedited permitting process:

Current Land Development Code Expedited Permitting Process

Sec.4.1.5.1.2 – DPRM Site Development Construction Plan Review

Twenty (20) working days will be given to the entities for review. Within nine (9) working days from the end of this comment period, the Development Review Committee shall meet with the applicant. The site development construction plan shall be either approved, approved with conditions, or require resubmittal. Green Development, Affordable Housing, and Economic Development projects shall be granted a review in half of the normal working time. A completed checklist for the project which is proposing to meet a green development certification from the USGBC (U.S. Green Building Council), FGBC (Florida Green Building Coalition), or NHBA (National Home Builders Association) must be included with the submittal at the time of application for green development projects. Persons or corporations who fail to keep their commitments may be deemed ineligible for any future expedited reviews as determined by the Administrator and with a concurrence of the Director of the Planning and Growth Management Department.

Eligibility:

Eligible industry projects located within a Redevelopment Pilot Project Area (see Appendix 1 for maps) and designated as Priority Economic Development projects by EDD may qualify for the expedited permitting process under the Economic Development category referenced above in Sec.4.1.5.1.2.

Program Incentives:

Expedited Review—not to exceed 10 working days

Eligible Improvements:

Existing office and industrial businesses that wish to expand, relocate or businesses that want to build on infill sites located in the Redevelopment Pilot Project Areas are eligible for assistance. Redevelopment projects will be given priority over any other projects currently under review - with an expedited window of review time - not to exceed 10 working days. This timeline does not include land use approvals that require public hearings, such as variances, rezoning, conditional uses, and site plan modifications. Public hearings are scheduled based on receipt of a completed application by the DSD pursuant to procedures outlined by Hillsborough County – Land Development Code. When any of these processes are required by the comprehensive plan or zoning code, staff review will be expedited in order to schedule the public hearing at the earliest possible date. During construction, approved projects will continue to be on an accelerated timeline. A designated member of the EDD staff will serve as ombudsman on behalf of the applicant, along with the DSD staff, to process and to expedite inspections, re-inspections, and the issuance of occupancy permits.

Process:

To qualify for the expedited permitting process, a site owner (applicant) shall be required to converse with representatives of the EDD, in person, via e-mail or phone to determine project eligibility. If eligible, subsequent pre-submittal meetings with Environmental Protection Commission (EPC) and Development Services (DSD) are then scheduled to review project plans. The expedited permitting eligibility process occurs in a three-step sequence as follows:

Step 1

The applicant will meet with the EDD to discuss the project and determine qualification as a PED project. If the project qualifies, EDD shall issue a letter authorizing such designation to the applicant, DSD and EPC via e-mail, and at such time, the applicant moves on to step 2.

Step 2

The applicant meets with representatives of the EPC for a pre-submittal meeting. This meeting covers both horizontal and vertical development permit requirements for the project. Horizontal development primarily refers to wetlands related or site-specific issues, and vertical development covers air, water resource, hazardous waste, etc., permits associated with the vertical structures of the project. The EPC review steps are as follows:

- 1) After receiving PED approval from EDD, and the approval has been transmitted via e-mail with authorizing letter to the applicant and EPC, the applicant shall contact EPC to schedule a pre-application meeting with the established EPC Priority Permitting Committee to discuss environmental conditions of the site, if any, and horizontal and vertical development permitting requirements of the project. The EPC will schedule a pre-application meeting within 10 days of the applicant's request.
- 2) After obtaining feedback from the EPC Priority Permitting Committee, the applicant shall submit applicable plans and permit applications to EPC, in a form prescribed by their rules, for review and approval.

- 3) The EPC will prioritize their review of the PED site as applications are received.

Step 3

The applicant will meet with representatives of DSD for their expedited permit pre-submittal meeting of project plans and permit requirements. This meeting may be scheduled while the applicant is obtaining EPC feedback from the EPC Priority Permitting Committee. The DSD meeting will cover zoning, land development and building permit requirements of the project. It also includes the EPC horizontal requirements, as well. The DSD pre-submittal review steps are as follows:

- 1) The applicant shall schedule a DSD Pre-submittal meeting for review of the PED project requirements
- 2) The applicant shall have key design-build principals present at the DSD pre-submittal meeting
- 3) The applicant's project plans shall be 80 percent complete
- 4) The applicant shall not to use County staff for quality control
- 5) The applicant shall identify on-site representatives who will be responsive to requests, questions or comments from the County staff
- 6) The applicant shall include the PED designation, in the form provided by the EDD, on all project plan submittals and re-submittals to the EPC and DSD
- 7) The applicant's review timeframe by DSD reviewers will be one-half of the time allotted pursuant to Sec.4.1.5.1.2 – DPRM Site Development Construction Plan Review
- 8) The applicant will keep EDD, EPC and DSD apprised of the status of all steps referenced above through the 3-step process

B. Permit and Impact Fee Grant Program

Intent:

The Permit and Impact Fee Grant Program offers development fee assistance to businesses to encourage the revitalization of the Redevelopment Pilot Project Areas.

Eligibility:

Categories that are eligible for development fee assistance include new businesses, expansion of existing businesses, and the change of use in existing buildings within Redevelopment Pilot Project Areas (See Appendix 1 for maps.)

Program Incentive:

The grant provides a reimbursement of up to a 50 percent of the total eligible fees paid up to a maximum of \$50,000.

Eligible Fees and Projects:

Development fees eligible through this program include, but are not limited to Building Permit and Inspection Fees, Water and Sewer Connection Fees, Water and Sewer Impact Fees and Planning and Zoning Fees (directly related to the project that are approved by the BOCC, if applicable.) Eligible projects include office, industrial and manufacturing properties. Prioritization of projects will be based economic development objectives and community impacts.

Process:

Pre-Application Meeting

EDD staff requires a pre-application meeting to review the applicant's conceptual plans in an informal setting, including discussion of the eligibility criteria, program requirements, costs, funding, proposed project scheduling, and consistency of the proposal with the intent of the program. At this stage, staff can offer assistance with the completion of the application form and provide limited technical and design guidance on the project proposal. At the conclusion of the pre-application meeting, staff will provide the applicant with a general determination as to whether the proposed project is likely to qualify to receive program funds and whether the applicant is sufficiently prepared to move on to the application stage.

Application Cycle

Qualified applicants must submit a complete application packet to the Economic Development Department, 601 E. Kennedy Blvd, 20th Floor, Tampa, FL 33602. Applications will be accepted on an ongoing basis and grants will be considered on a first-come, first-served basis.

Within ten (10) business days of application submittal, staff will review the application for completeness. A post-application submittal meeting will be held with the Applicant to discuss any deficiencies or issues with the application, prior to submission to the Board of County Commissioners (BOCC) for consideration. The applicant may be requested to submit additional information.

Within ten (10) days of receiving the completed application, staff will review the application against the review criteria and prepare a recommendation for the BOCC. Qualified applicants will be required to enter into a BOCC-approved standardized, formal funding Agreement with the County specifying the maximum dollar amount awarded, agreement duration, the terms and conditions of reimbursement funding and other terms. Recommendations will be a “NOT TO EXCEED” amount. The BOCC will consider whether or not to approve the application, with or without conditions.

Submittal Requirements

1. Completed application form as prescribed by EDD
2. Project schedule and projected construction budget, where applicable
3. Documentation of fees subject to buydown programs, where applicable
4. Photographs of existing site or buildings, where applicable
5. Proposed site plan, elevations. Must include information and descriptions of any landscaping, signage, sidewalks, transit amenities, etc., where applicable
6. All non-owners must have a letter signed and notarized by the Property Owner giving permission to apply for the incentive, where applicable
7. All other information as required by the EDD application

Submittal Format

The application shall be submitted in paper and digital format. It shall be saved to a PDF format on Compact Disk (CD) or Digital Video Disk (DVD.) The application shall be saved as one (1) PDF file with a table of contents. In addition to the digital application, one hard copy of the application shall be submitted.

Funding Process

The final incentive amount will be a reimbursement calculated from the actual costs incurred as confirmed by invoices and other documentation needed to confirm payment of expenses associated with eligible development fees.

Staff Participation

The Assistant County Administrator for Economic Prosperity shall designate staff with responsibility and experience in economic development, redevelopment and community development to evaluate all submitted applications for Program eligibility.

Application Review Process

Applications will be evaluated for Program eligibility by staff to ensure compliance with the requirements outlined in this Program.

Final Decisions of the BOCC

The BOCC has final discretion over all applications presented for consideration under this Program, possesses sole and final decision-making authority for determining eligibility and budgetary appropriations for this Program and reserves the right to deny approval of any application, in its sole and absolute discretion.

Applicability of BOCC Policies 01.19.01.01 and 04.05.00.00

BOCC Policies 01.19.01.01 regarding Sponsorships and 04.05.00.00 regarding Capital Funding of Outside Agencies shall not apply to the activities undertaken pursuant to this Policy.

C. Mobility Fee Buydown Incentive Program

Overview:

On April 26, 2016 the Board of County Commissioners adopted the Mobility Fee Ordinance that would replace the current transportation impact fees, and transportation concurrency. Mobility Fees are a one-time charge on new development to pay for offsite transportation improvements that are necessitated by new development. The Mobility Fee Program becomes effective January 01, 2017 and at such time, the Mobility Fee Buydown Incentive Program, if it is approved by the BOCC, will be available as part of this Redevelopment Incentives for Pilot Project Areas toolkit. The Mobility Fee Buydown Incentive Program will be available to owners and developers within the identified Redevelopment Incentive Areas for future redevelopment of office, manufacturing and industrial businesses, and tied to an overall plan for property redevelopment. The Mobility Fee Buydown Incentive will provide up to 75 percent buydown of fees assessed on the project and will buy down the remaining 25 percent provided that within 12 months of receiving a Certificate of Occupancy, the project is occupied by a targeted industry end user for a minimum of 12 months and that the term of the lease with the end user is a minimum of one year. This Mobility Fee Buydown Incentive Program overview is provided to be illustrative of the anticipated program and is not inclusive of all requirements, exclusions or other specifics.

II. Office and Industrial Building Assistance

A. Demolition of Distressed Structures Program

Intent:

Demolition removes substandard or unsafe structures and blight. Demolition can remove an oversupply of unmarketable buildings and prepares properties for reinvestment.

Eligibility:

Demolition of Distressed Structures Program grants are available to owners and developers within the identified Redevelopment Pilot Project Areas (see Appendix 1 for maps) for future development of office, manufacturing and industrial businesses, and must be tied to an overall plan for property redevelopment.

Program Incentives:

The Demolition of Distressed Structures Program is a grant that reimburses up to 50 percent of total eligible costs associated with demolition made to commercial properties up to a maximum of \$100,000 per project. The grant is paid to the developer or owner, as a reimbursement, after the demolition and redevelopment project is completed.

Eligible Improvements:

Demolition of Distressed Structures Program includes complete or partial demolition of building structures, surface and garage parking, sidewalks, lighting, landscaping, walls or other site structures required to be removed from the site that conflicts with the redevelopment of the site. If applicable, properties that are required by code compliance for demolition, must meet criteria for abatement of the unsafe condition, repair and rehabilitation as required in Section 116 - Unsafe Structures and Equipment

of Hillsborough County Construction Code (Ordinance No. 15-15), any special act that relates to condemnation of structures for demolition in Hillsborough County, and any other applicable regulations.

Business owners and developers receiving Demolition of Distressed Structures Program grant funds must be in compliance with all existing city, state, and federal building codes and regulations and permitting requirements as a prerequisite to the receipt of funds.

Process:

Pre-Application Meeting

EDD staff requires a pre-application meeting to review the applicant's conceptual plans in an informal setting, including discussion of the eligibility criteria, program requirements, costs, funding, proposed project scheduling, and consistency of the proposal with the intent of the program. At this stage, staff can offer assistance with the completion of the application form and provide limited technical and design guidance on the project proposal. At the conclusion of the pre-application meeting, staff will provide the applicant with a general determination as to whether the proposed project is likely to qualify to receive program funds and whether the applicant is sufficiently prepared to move on to the application stage.

Application Cycle

Qualified applicants must submit a complete application packet to the Economic Development Department, 601 E. Kennedy Blvd, 20th Floor, Tampa, FL 33602. Applications will be accepted on an ongoing basis and grants will be considered on a first-come, first-served basis.

Within ten (10) business days of application submittal, staff will review the application for completeness. A post-application submittal meeting will be held with the Applicant to discuss any deficiencies or issues with the application, prior to submission to the Board of County Commissioners (BOCC) for consideration. The applicant may be requested to submit additional information.

Within ten (10) days of receiving the completed application, staff will review the application against the review criteria and prepare a recommendation for the BOCC. Qualified applicants will be required to enter into a BOCC-approved standardized, formal funding Agreement with the County specifying the maximum dollar amount awarded, agreement duration, the terms and conditions of reimbursement funding and other terms. Recommendations will be a "NOT TO EXCEED" amount. The BOCC will consider whether or not to approve the application, with or without conditions.

Submittal Requirements

1. Completed application form as prescribed by EDD
2. Project schedule and projected construction budget, where applicable
3. Documentation of fees subject to buydown programs, where applicable
4. Photographs of existing site or buildings, where applicable
5. Proposed site plan, elevations. Must include information and descriptions of any landscaping, signage, sidewalks, transit amenities, etc., where applicable
6. All non-owners must have a letter signed and notarized by the Property Owner giving permission to apply for the incentive, where applicable
7. All other information as required by the EDD application

Submittal Format

The application shall be submitted in paper and digital format. It shall be saved to a PDF format on Compact Disk (CD) or Digital Video Disk (DVD.) The application shall be saved as one (1) PDF file with a table of contents. In addition to the digital application, one hard copy of the application shall be submitted.

Funding Process

The final incentive amount will be a reimbursement calculated from the actual costs incurred as confirmed by invoices and other documentation needed to confirm payment of expenses associated with demolition.

Staff Participation

The Assistant County Administrator for Economic Prosperity shall designate staff with responsibility and experience in economic development, redevelopment and community development to evaluate all submitted applications for Program eligibility.

Application Review Process

Applications will be evaluated for Program eligibility by staff to ensure compliance with the requirements outlined in this Program.

Final Decisions of the BOCC

The BOCC has final discretion over all applications presented for consideration under this Program, possesses sole and final decision-making authority for determining eligibility and budgetary appropriations for this Program and reserves the right to deny approval of any application, in its sole and absolute discretion.

Applicability of BOCC Policies 01.19.01.01 and 04.05.00.00

BOCC Policies 01.19.01.01 regarding Sponsorships and 04.05.00.00 regarding Capital Funding of Outside Agencies shall not apply to the activities undertaken pursuant to this Policy.



B. Infrastructure Assistance Program

Intent:

Through the Infrastructure Assistance Program, business owners and developers may be reimbursed for infrastructure upgrade proposals that are required to support the redevelopment of the site.

Eligibility:

Infrastructure Assistance grants are available to all office, manufacturing and industrial property owners within the identified Redevelopment Pilot Project Area as identified on maps referenced in Appendix 1. Grants are for rehabilitation, renovation and new construction projects only.

Program Incentive:

The grant provides a reimbursement of up to 50 percent of the total eligible costs associated with site improvements for a rehabilitation, renovation and new construction project that includes office, manufacturing and industrial space up to a maximum of \$100,000 per project. The grant is paid to the developer or owner after completion of the redevelopment project on a reimbursement basis.

Eligible Improvements:

On-site improvements to streetscape, sidewalks, roadways, other pavements, curb and gutter, parking lots, signage, lighting, water, stormwater and sewer and drainage utilities. On-site improvements to landscapes and hardscapes such as , irrigation systems and meters, plant materials and mulch, hardscape plazas, decorative walls, fencing and planters. Business owners and developers receiving Infrastructure Assistance Program grant funds must be in compliance with all existing city, state, and federal building codes and regulations and permitting requirements as a prerequisite to the receipt of funds.

Process:

Pre-Application Meeting

EDD staff requires a pre-application meeting to review the applicant's conceptual plans in an informal setting, including discussion of the eligibility criteria, program requirements, costs, funding, proposed project scheduling, and consistency of the proposal with the intent of the program. At this stage, staff can offer assistance with the completion of the application form and provide limited technical and design guidance on the project proposal. At the conclusion of the pre-application meeting, staff will provide the applicant with a general determination as to whether the proposed project is likely to qualify to receive program funds and whether the applicant is sufficiently prepared to move on to the application stage.

Application Cycle

Qualified applicants must submit a complete application packet to the Economic Development Department, 601 E. Kennedy Blvd, 20th Floor, Tampa, FL 33602. Applications will be accepted on an ongoing basis and grants will be considered on a first-come, first-served basis.

Within ten (10) business days of application submittal, staff will review the application for completeness. A post-application submittal meeting will be held with the Applicant to discuss any deficiencies or issues with the application, prior to submission to the Board of County Commissioners (BOCC) for consideration. The applicant may be requested to submit additional information.

Within ten (10) days of receiving the completed application, staff will review the application against the review criteria and prepare a recommendation for the BOCC. Qualified applicants will be required to enter into a BOCC-approved standardized, formal funding Agreement with the County specifying the maximum dollar amount awarded, agreement duration, the terms and conditions of reimbursement funding and other terms. Recommendations will be a “NOT TO EXCEED” amount. The BOCC will consider whether or not to approve the application, with or without conditions.

Submittal Requirements

1. Completed application form as prescribed by EDD
2. Project schedule and projected construction budget, where applicable
3. Documentation of fees subject to buydown programs, where applicable
4. Photographs of existing site or buildings, where applicable
5. Proposed site plan, elevations. Must include information and descriptions of any landscaping, signage, sidewalks, transit amenities, etc., where applicable
6. All non-owners must have a letter signed and notarized by the Property Owner giving permission to apply for the incentive, where applicable
7. All other information as required by the EDD application

Submittal Format

The application shall be submitted in paper and digital format. It shall be saved to a PDF format on Compact Disk (CD) or Digital Video Disk (DVD.) The application shall be saved as one (1) PDF file with a table of contents. In addition to the digital application, one hard copy of the application shall be submitted.

Funding Process

The final incentive amount will be a reimbursement calculated from the actual costs incurred as confirmed by invoices and other documentation needed to confirm payment of expenses associated with eligible infrastructure.

Staff Participation

The Assistant County Administrator for Economic Prosperity shall designate staff with responsibility and experience in economic development, redevelopment and community development to evaluate all submitted applications for Program eligibility.

Application Review Process

Applications will be evaluated for Program eligibility by staff to ensure compliance with the requirements outlined in this Program.

Final Decisions of the BOCC

The BOCC has final discretion over all applications presented for consideration under this Program, possesses sole and final decision-making authority for determining eligibility and budgetary appropriations for this Program and reserves the right to deny approval of any application, in its sole and absolute discretion.

Applicability of BOCC Policies 01.19.01.01 and 04.05.00.00

BOCC Policies 01.19.01.01 regarding Sponsorships and 04.05.00.00 regarding Capital Funding of Outside Agencies shall not apply to the activities undertaken pursuant to this Policy.

C. Contaminated Site Assessment and Remediation Program

Intent:

Encourages the development of abandoned, idled or underused industrial and commercial sites where expansion or development is complicated by actual or perceived contamination. Provides grant funds to projects unable to secure sufficient funds from traditional sources such as available from U.S Environmental Protection Agency, Florida Department of Environmental Protection and County's Environmental Protection Commission to complete the assessment and cleanup of the redevelopment site.

Eligibility:

Contaminated Site Assessment and Remediation grants are available to all office, manufacturing and industrial property owners and developers within the identified Redevelopment Pilot Project Areas (Appendix 1.) Grants are for rehabilitation and restoration of sites being prepared for eligible office, manufacturing and industrial projects only.

Program Incentives:

This grant provides a reimbursement of up to 50 percent of the total eligible costs associated with the Remediation Action Plan (RAP) and clean-up cost, up to a maximum of \$50,000 per project. This includes up to \$15,000 for Phase II Site Assessment. The grant is paid on a reimbursement basis to the developer or owner after completion of the eligible studies and cleanup of the project. Prior County clean-up and/or Brownfield assistance to the project will be considered when determining the grant amount available, so that the County's incentive amount from all such programs for the project will not be greater than 50 percent of the total RAP and clean-up costs up to a maximum of \$50,000 per project.

Eligible Improvements:

Assessment and/or clean-up of contaminated sites associated with abandoned, closed or under-utilized industrial or commercial facilities, abandoned factories, closed commercial buildings or warehouses in the Redevelopment Pilot Project Areas. Phase I Assessments are *not* eligible. Business owners and developers receiving Contaminated Site Assessment and Remediation Program grant funds must be in compliance with all existing city, state, and federal building codes and regulations and permitting requirements as a prerequisite to the receipt of funds.

Process:

Pre-Application Meeting

EDD staff requires a pre-application meeting to review the applicant's conceptual plans in an informal setting, including discussion of the eligibility criteria, program requirements, costs, funding, proposed project scheduling, and consistency of the proposal with the intent of the program. At this stage, staff can offer assistance with the completion of the application form and provide limited technical and design guidance on the project proposal. At the conclusion of the pre-application meeting, staff will provide the applicant with a general determination as to whether the proposed project is likely to qualify to receive program funds and whether the applicant is sufficiently prepared to move on to the application stage.

Application Cycle

Qualified applicants must submit a complete application packet to the Economic Development Department, 601 E. Kennedy Blvd, 20th Floor, Tampa, FL 33602. Applications will be accepted on an ongoing basis and grants will be considered on a first-come, first-served basis.

Within ten (10) business days of application submittal, staff will review the application for completeness. A post-application submittal meeting will be held with the Applicant to discuss any deficiencies or issues with the application, prior to submission to the Board of County Commissioners (BOCC) for consideration. The applicant may be requested to submit additional information.

Within ten (10) days of receiving the completed application, staff will review the application against the review criteria and prepare a recommendation for the BOCC. Qualified applicants will be required to enter into a BOCC-approved standardized, formal funding Agreement with the County specifying the maximum dollar amount awarded, agreement duration, the terms and conditions of reimbursement funding and other terms. Recommendations will be a "NOT TO EXCEED" amount. The BOCC will consider whether or not to approve the application, with or without conditions.

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1. Completed application form as prescribed by EDD
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6. All non-owners must have a letter signed and notarized by the Property Owner giving permission to apply for the incentive, where applicable
7. All other information as required by the EDD application

Submittal Format

The application shall be submitted in paper and digital format. It shall be saved to a PDF format on Compact Disk (CD) or Digital Video Disk (DVD.) The application shall be saved as one (1) PDF file with a table of contents. In addition to the digital application, one hard copy of the application shall be submitted.

Funding Process

The final incentive amount will be a reimbursement calculated from the actual costs incurred as confirmed by invoices and other documentation needed to confirm payment of expenses associated with site assessment and remediation.

Staff Participation

The Assistant County Administrator for Economic Prosperity shall designate staff with responsibility and experience in economic development, redevelopment and community development to evaluate all submitted applications for Program eligibility.

Application Review Process

Applications will be evaluated for Program eligibility by staff to ensure compliance with the requirements outlined in this Program.

Final Decisions of the BOCC

The BOCC has final discretion over all applications presented for consideration under this Program, possesses sole and final decision-making authority for determining eligibility and budgetary appropriations for this Program and reserves the right to deny approval of any application, in its sole and absolute discretion.

Applicability of BOCC Policies 01.19.01.01 and 04.05.00.00

BOCC Policies 01.19.01.01 regarding Sponsorships and 04.05.00.00 regarding Capital Funding of Outside Agencies shall not apply to the activities undertaken pursuant to this Policy.



*Before: Old gas station site. After: New firehouse in Trenton, New Jersey
(Photo Credit: <http://www.epa.gov/oust/petroleumbrownfields/>)*

D. Building Exterior Improvement Program

Intent:

The Building Exterior Improvement Program is a grant program for owners and tenants of office, manufacturing and industrial buildings located in the Redevelopment Pilot Project Areas. The intent of this program is to encourage business and property owners to rehabilitate, renovate or improve their property, thereby enhancing the area's physical characteristics, visual quality and attractiveness, leading to improved occupancy and increased property values.

Eligibility:

Building Exterior Improvement grants are available to all office, manufacturing and industrial property owners within the identified Redevelopment Pilot Project Areas (Appendix 1.) Grants are intended for rehabilitation and renovation only; new construction is *not* eligible.

Program Incentives:

The grant provides a reimbursement of up to 50 percent of total eligible costs associated with comprehensive fixed capital improvements to the exterior of the property up to a maximum of \$100,000 per project. The grant is paid on a reimbursement basis to the owner after completion of the redevelopment project.

Eligible Improvements: Funds provided through this program may be used for comprehensive exterior renovations of office, manufacturing or industrial buildings. This includes significant repair and improvement of exterior building components such as improvements to any fixed exterior modules of the building structure including structural repair, concrete restoration, plumbing and electrical work, roof replacement or repair, impact-resistant windows and doors, walls and wall finishes. Owners receiving Building Exterior Improvement Program grant funds must be in compliance with all existing city, state, and federal building codes and regulations and permitting requirements as a prerequisite to the receipt of funds.

Process:

Pre-Application Meeting

EDD staff requires a pre-application meeting to review the applicant's conceptual plans in an informal setting, including discussion of the eligibility criteria, program requirements, costs, funding, proposed project scheduling, and consistency of the proposal with the intent of the program. At this stage, staff can offer assistance with the completion of the application form and provide limited technical and design guidance on the project proposal. At the conclusion of the pre-application meeting, staff will provide the applicant with a general determination as to whether the proposed project is likely to qualify to receive program funds and whether the applicant is sufficiently prepared to move on to the application stage.

Application Cycle

Qualified applicants must submit a complete application packet to the Economic Development Department, 601 E. Kennedy Blvd, 20th Floor, Tampa, FL 33602. Applications will be accepted on an ongoing basis and grants will be considered on a first-come, first-served basis.

Within ten (10) business days of application submittal, staff will review the application for completeness. A post-application submittal meeting will be held with the Applicant to discuss any deficiencies or issues with the application, prior to submission to the Board of County Commissioners (BOCC) for consideration. The applicant may be requested to submit additional information.

Within ten (10) days of receiving the completed application, staff will review the application against the review criteria and prepare a recommendation for the BOCC. Qualified applicants will be required to enter into a BOCC-approved standardized, formal funding Agreement with the County specifying the maximum dollar amount awarded, agreement duration, the terms and conditions of reimbursement funding and other terms. Recommendations will be a “NOT TO EXCEED” amount. The BOCC will consider whether or not to approve the application, with or without conditions.

Submittal Requirements

1. Completed application form as prescribed by EDD
2. Project schedule and projected construction budget, where applicable
3. Documentation of fees subject to buydown programs, where applicable
4. Photographs of existing site or buildings, where applicable
5. Proposed site plan, elevations. Must include information and descriptions of any landscaping, signage, sidewalks, transit amenities, etc., where applicable
6. All non-owners must have a letter signed and notarized by the Property Owner giving permission to apply for the incentive, where applicable
7. All other information as required by the EDD application

Submittal Format

The application shall be submitted in paper and digital format. It shall be saved to a PDF format on Compact Disk (CD) or Digital Video Disk (DVD.) The application shall be saved as one (1) PDF file with a table of contents. In addition to the digital application, one hard copy of the application shall be submitted.

Funding Process

The final incentive amount will be a reimbursement calculated from the actual costs incurred as confirmed by invoices and other documentation needed to confirm payment of expenses associated with the project.

Staff Participation

The Assistant County Administrator for Economic Prosperity shall designate staff with responsibility and experience in economic development, redevelopment and community development to evaluate all submitted applications for Program eligibility.

Application Review Process

Applications will be evaluated for Program eligibility by staff to ensure compliance with the requirements outlined in this Program.

Final Decisions of the BOCC

The BOCC has final discretion over all applications presented for consideration under this Program, possesses sole and final decision-making authority for determining eligibility and budgetary appropriations for this Program and reserves the right to deny approval of any application, in its sole and absolute discretion.

Applicability of BOCC Policies 01.19.01.01 and 04.05.00.00

BOCC Policies 01.19.01.01 regarding Sponsorships and 04.05.00.00 regarding Capital Funding of Outside Agencies shall not apply to the activities undertaken pursuant to this Policy.

E. Building Interior Improvement Program

Intent:

The Building Interior Improvement Program is a grant program for owners and tenants of office, manufacturing and industrial buildings located in the Redevelopment Pilot Project Areas. The intent of this program is to assist business and property owners to rehabilitate, renovate or improve their property, thereby leading to improved occupancy and increased property values.

Eligibility:

Building Interior Improvement grants are available to all office, manufacturing and industrial property owners within the identified Redevelopment Pilot Project Areas (Appendix 1.) Grants are intended for rehabilitation and renovation only; new construction is not eligible.

Program Incentives:

The grant provides a reimbursement of up to 50 percent of the total eligible costs associated with interior improvements up to a maximum of \$80,000 per project. The grant is paid on a reimbursement basis to the owner after completion of the redevelopment project.

Eligible Improvements:

Funds provided through this program may be used for items such as interior walls, plumbing, HVAC, security and fire suppression systems, flooring, drywall and electrical systems, including lighting. Owners receiving Interior Improvement Program grant funds must be in compliance with all existing city, state, and federal building codes and regulations and permitting requirements as a prerequisite to the receipt of funds.

Process:

Pre-Application Meeting

EDD staff requires a pre-application meeting to review the applicant's conceptual plans in an informal setting, including discussion of the eligibility criteria, program requirements, costs, funding, proposed project scheduling, and consistency of the proposal with the intent of the program. At this stage, staff can offer assistance with the completion of the application form and provide limited technical and design guidance on the project proposal. At the conclusion of the pre-application meeting, staff will provide the

applicant with a general determination as to whether the proposed project is likely to qualify to receive program funds and whether the applicant is sufficiently prepared to move on to the application stage.

Application Cycle

Qualified applicants must submit a complete application packet to the Economic Development Department, 601 E. Kennedy Blvd, 20th Floor, Tampa, FL 33602. Applications will be accepted on an ongoing basis and grants will be considered on a first-come, first-served basis.

Within ten (10) business days of application submittal, staff will review the application for completeness. A post-application submittal meeting will be held with the Applicant to discuss any deficiencies or issues with the application, prior to submission to the Board of County Commissioners (BOCC) for consideration. The applicant may be requested to submit additional information.

Within ten (10) days of receiving the completed application, staff will review the application against the review criteria and prepare a recommendation for the BOCC. Qualified applicants will be required to enter into a BOCC-approved standardized, formal funding Agreement with the County specifying the maximum dollar amount awarded, agreement duration, the terms and conditions of reimbursement funding and other terms. Recommendations will be a "NOT TO EXCEED" amount. The BOCC will consider whether or not to approve the application, with or without conditions.

Submittal Requirements

1. Completed application form as prescribed by EDD
2. Project schedule and projected construction budget, where applicable
3. Documentation of fees subject to buydown programs, where applicable
4. Photographs of existing site or buildings, where applicable
5. Proposed site plan, elevations. Must include information and descriptions of any landscaping, signage, sidewalks, transit amenities, etc., where applicable
6. All non-owners must have a letter signed and notarized by the Property Owner giving permission to apply for the incentive, where applicable
7. All other information as required by the EDD application

Submittal Format

The application shall be submitted in paper and digital format. It shall be saved to a PDF format on Compact Disk (CD) or Digital Video Disk (DVD.) The application shall be saved as one (1) PDF file with a table of contents. In addition to the digital application, one hard copy of the application shall be submitted.

Funding Process

The final incentive amount will be a reimbursement calculated from the actual costs incurred as confirmed by invoices and other documentation needed to confirm payment of expenses associated with the project.

Staff Participation

The Assistant County Administrator for Economic Prosperity shall designate staff with responsibility and experience in economic development, redevelopment and community development to evaluate all submitted applications for Program eligibility.

Application Review Process

Applications will be evaluated for Program eligibility by staff to ensure compliance with the requirements outlined in this Program.

Final Decisions of the BOCC

The BOCC has final discretion over all applications presented for consideration under this Program, possesses sole and final decision-making authority for determining eligibility and budgetary appropriations for this Program and reserves the right to deny approval of any application, in its sole and absolute discretion.

Applicability of BOCC Policies 01.19.01.01 and 04.05.00.00

BOCC Policies 01.19.01.01 regarding Sponsorships and 04.05.00.00 regarding Capital Funding of Outside Agencies shall not apply to the activities undertaken pursuant to this Policy.



III. Catalyst Project Incentive Program

The Catalyst Project Incentive Program is intended to encourage investment from property owners and developers who have the greatest potential for activating areas that do not meet the overall objectives of the Redevelopment Incentives for Pilot Project Areas. The incentive funds are available to property owners and developers for commercial and mixed-use projects that make a significant expansion or upgrade of real property and act as a catalyst for further positive change for the area, which may result in an increase in private investment in other areas of the Redevelopment Pilot Project Area.

Intent:

The Catalyst Project Incentive Program establishes mechanisms to create substantial economic development activity that can be an impetus for other development, with a focus on underutilized and/or vacant property. Concentrated new construction, as well as the demolition and rehabilitation and renovation of properties are envisioned. The program is open to a broad range of innovative proposals. Resources will be allocated to selected projects, distinguished by:

1. Scale and scope of proposed construction and redevelopment investment;
2. Projected fiscal impact of the project;
3. Potential to cause increased property values in the adjacent area;
4. Complexity in plan or program; and
5. Additive diversity in uses.

Eligibility:

Funds provided through this program may be used for acquisition of land or buildings, renovations, on-site infrastructure related costs and new construction of significant catalyst buildings. Mixed-use, transit-oriented, as well as, significant retail developments may be considered. In addition, project proposals may include assemblage of properties, on-site roadways, parking improvements, street lighting, street trees, signage, sidewalks, public art, parks and plazas, and above and underground utilities.

Program Incentives:

The Catalyst Project Incentive Program provides a reimbursement of up to 10 percent of total eligible costs from a minimum of \$50,000, up to a maximum of \$350,000 per project. The grant is paid on a reimbursement basis to the property owner or developer after completion of the redevelopment project.

Eligible Improvements:

Funds provided through this program may be used on significant commercial and mixed-use projects that meet the following criteria:

- A. Rehabilitation and renovation projects, including site work, which provide substantial visible exterior improvements; or
- B. New construction projects on unimproved land including site work and landscaping, which provide substantial visible exterior improvements; and

Business owners and developers receiving Catalyst Project Incentive Program grant funds must be in compliance with all existing city, state, and federal building codes and regulations and permitting requirements as a prerequisite to the receipt of funds.

Process:

Pre-Application Meeting

EDD staff requires a pre-application meeting to review the applicant's conceptual plans in an informal setting, including discussion of the eligibility criteria, program requirements, costs, funding, proposed project scheduling, and consistency of the proposal with the intent of the program. At this stage, staff can offer assistance with the completion of the application form and provide limited technical and design guidance on the project proposal. At the conclusion of the pre-application meeting, staff will provide the applicant with a general determination as to whether the proposed project is likely to qualify to receive program funds and whether the applicant is sufficiently prepared to move on to the application stage.

Application Cycle

Qualified applicants must submit a complete application packet to the Economic Development Department, 601 E. Kennedy Blvd, 20th Floor, Tampa, FL 33602. Applications will be accepted on an ongoing basis and grants will be considered on a first-come, first-served basis.

Within ten (10) business days of application submittal, staff will review the application for completeness. A post-application submittal meeting will be held with the Applicant to discuss any deficiencies or issues with the application, prior to submission to the Board of County Commissioners (BOCC) for consideration. The applicant may be requested to submit additional information.

Within ten (10) days of receiving the completed application, staff will review the application against the review criteria and prepare a recommendation for the BOCC. Qualified applicants will be required to enter into a BOCC-approved standardized, formal funding Agreement with the County specifying the maximum dollar amount awarded, agreement duration, the terms and conditions of reimbursement funding and other terms. Recommendations will be a "NOT TO EXCEED" amount. The BOCC will consider whether or not to approve the application, with or without conditions.

Submittal Requirements

1. Completed application form as prescribed by EDD
2. Project schedule and projected construction budget, where applicable
3. Documentation of fees subject to buydown programs, where applicable
4. Photographs of existing site or buildings, where applicable

5. Proposed site plan, elevations. Must include information and descriptions of any landscaping, signage, sidewalks, transit amenities, etc., where applicable
6. All non-owners must have a letter signed and notarized by the Property Owner giving permission to apply for the incentive, where applicable
7. All other information as required by the EDD application

Submittal Format

The application shall be submitted in paper and digital format. It shall be saved to a PDF format on Compact Disk (CD) or Digital Video Disk (DVD.) The application shall be saved as one (1) PDF file with a table of contents. In addition to the digital application, one hard copy of the application shall be submitted.

Funding Process

The final incentive amount will be a reimbursement calculated from the actual costs incurred as confirmed by invoices and other documentation needed to confirm payment of expenses associated with the project.

Staff Participation

The Assistant County Administrator for Economic Prosperity shall designate staff with responsibility and experience in economic development, redevelopment and community development to evaluate all submitted applications for Program eligibility.

Application Review Process

Applications will be evaluated for Program eligibility by staff to ensure compliance with the requirements outlined in this Program.

Final Decisions of the BOCC

The BOCC has final discretion over all applications presented for consideration under this Program, possesses sole and final decision-making authority for determining eligibility and budgetary appropriations for this Program and reserves the right to deny approval of any application, in its sole and absolute discretion.

Applicability of BOCC Policies 01.19.01.01 and 04.05.00.00

BOCC Policies 01.19.01.01 regarding Sponsorships and 04.05.00.00 regarding Capital Funding of Outside Agencies shall not apply to the activities undertaken pursuant to this Policy.

IV. Small Business Façade Program

Intent:

The intent of this program is to provide financial assistance to qualified owners of commercial properties in the Redevelopment Pilot Project Areas, for eligible building or site improvements that improve the physical, economic, social and aesthetic well-being of the redevelopment Pilot Project Area. Moreover, it is the intent of this program to encourage improvements to private properties that go beyond what is required under Hillsborough County's Land Development Code and Property Maintenance Code - to enhance the perception of the area as a place conducive to redevelopment investment.

Eligibility:

Small Business Façade grants are available to all commercial and retail property owners within the identified Redevelopment Pilot Project Areas. Grants are for renovation of front and sides of buildings visible to public streets.

Program Incentives:

The Small Business Façade grant provides a reimbursement of up to 50 percent of total eligible costs from a minimum of \$5,000, up to a maximum of \$50,000. The grant is paid on a reimbursement basis to the property owner after completion of the project.

Eligible Improvements:

Grants are for renovation of front and sides of buildings visible to public streets. Improvements may include one or more of the following:

1. Signs - Removal of old, and the design, production and installation of new signs
2. Awnings and Canopies - Removal of old, and the design, production and installation of new awning and canopies
3. Facades - Work performed on exterior storefront of a building including cleaning masonry, painting, window or door replacement, other repairs or rebuilding of historic storefronts; Exterior painting should not exceed 20 percent of the scope of work and the grant proceeds
4. Walls, Fencing and Landscape - Work to replace or add appropriate fencing or landscaping to hide incompatible or negative site elements such as storage yards, dumpsters, outdoor fabrication or work areas; This type of work should not exceed 20 percent of the scope of work and the grant proceeds
5. Architectural Fees - Not to exceed 20 percent of the grant amount up to a maximum of \$10,000

The following items are specifically ineligible for the program:

1. Parking lot paving
2. Interior work (even if visible through street-front windows)
3. Other improvements required for redevelopment or occupancy of the property with the sole intention of complying with the County's Building Codes
4. Roof repair or replacement
5. Installation of seasonal planting or other seasonal landscaping
6. Permit fees

7. Inventory, fixtures or equipment
8. Non-fixed improvements
9. Improvements made prior to grant approval
10. Refinancing existing debt
11. Sweat equity payments (i.e. reimbursement for applicant's own labor and performance of renovation work or new construction)

The applicant is responsible for obtaining or having obtained all required building permits for the work undertaken. Business owners receiving Small Business Façade Grant funds must be in compliance with all existing city, state, and federal building codes and regulations and permitting requirements as a prerequisite to the receipt of funds.

Process:

Pre-Application Meeting

EDD staff requires a pre-application meeting to review the applicant's conceptual plans in an informal setting, including discussion of the eligibility criteria, program requirements, costs, funding, proposed project scheduling, and consistency of the proposal with the intent of the program. At this stage, staff can offer assistance with the completion of the application form and provide limited technical and design guidance on the project proposal. At the conclusion of the pre-application meeting, staff will provide the applicant with a general determination as to whether the proposed project is likely to qualify to receive program funds and whether the applicant is sufficiently prepared to move on to the application stage.

Application Cycle

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Submittal Requirements

1. Completed application form as prescribed by EDD.
2. Project schedule and projected construction budget, where applicable.
3. Documentation of fees subject to buydown programs, where applicable.
4. Photographs of existing site or buildings, where applicable.

5. Proposed site plan, elevations. Must include information and descriptions of any landscaping, signage, sidewalks, transit amenities, etc., where applicable.
6. All non-owners must have a letter signed and notarized by the Property Owner giving permission to apply for the incentive, where applicable.
7. All other information as required by the EDD application.

Submittal Format

The application shall be submitted in paper and digital format. It shall be saved to a PDF format on Compact Disk (CD) or Digital Video Disk (DVD.) The application shall be saved as one (1) PDF file with a table of contents. In addition to the digital application, one hard copy of the application shall be submitted.

Funding Process

The final incentive amount will be a reimbursement calculated from the actual costs incurred as confirmed by invoices and other documentation needed to confirm payment of expenses associated with the project.

Staff Participation

The Assistant County Administrator for Economic Prosperity shall designate staff with responsibility and experience in economic development, redevelopment and community development to evaluate all submitted applications for Program eligibility.

Application Review Process

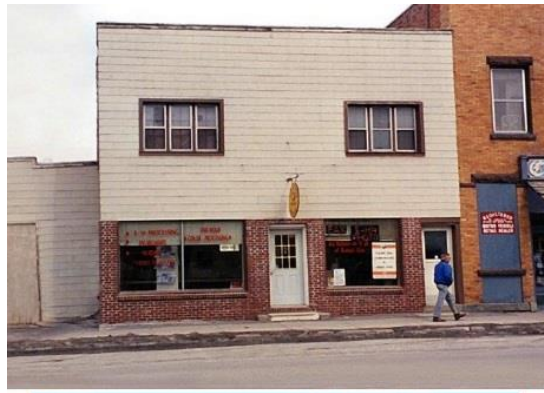
Applications will be evaluated for Program eligibility by staff to ensure compliance with the requirements outlined in this Program.

Final Decisions of the BOCC

The BOCC has final discretion over all applications presented for consideration under this Program, possesses sole and final decision-making authority for determining eligibility and budgetary appropriations for this Program and reserves the right to deny approval of any application, in its sole and absolute discretion.

Applicability of BOCC Policies 01.19.01.01 and 04.05.00.00

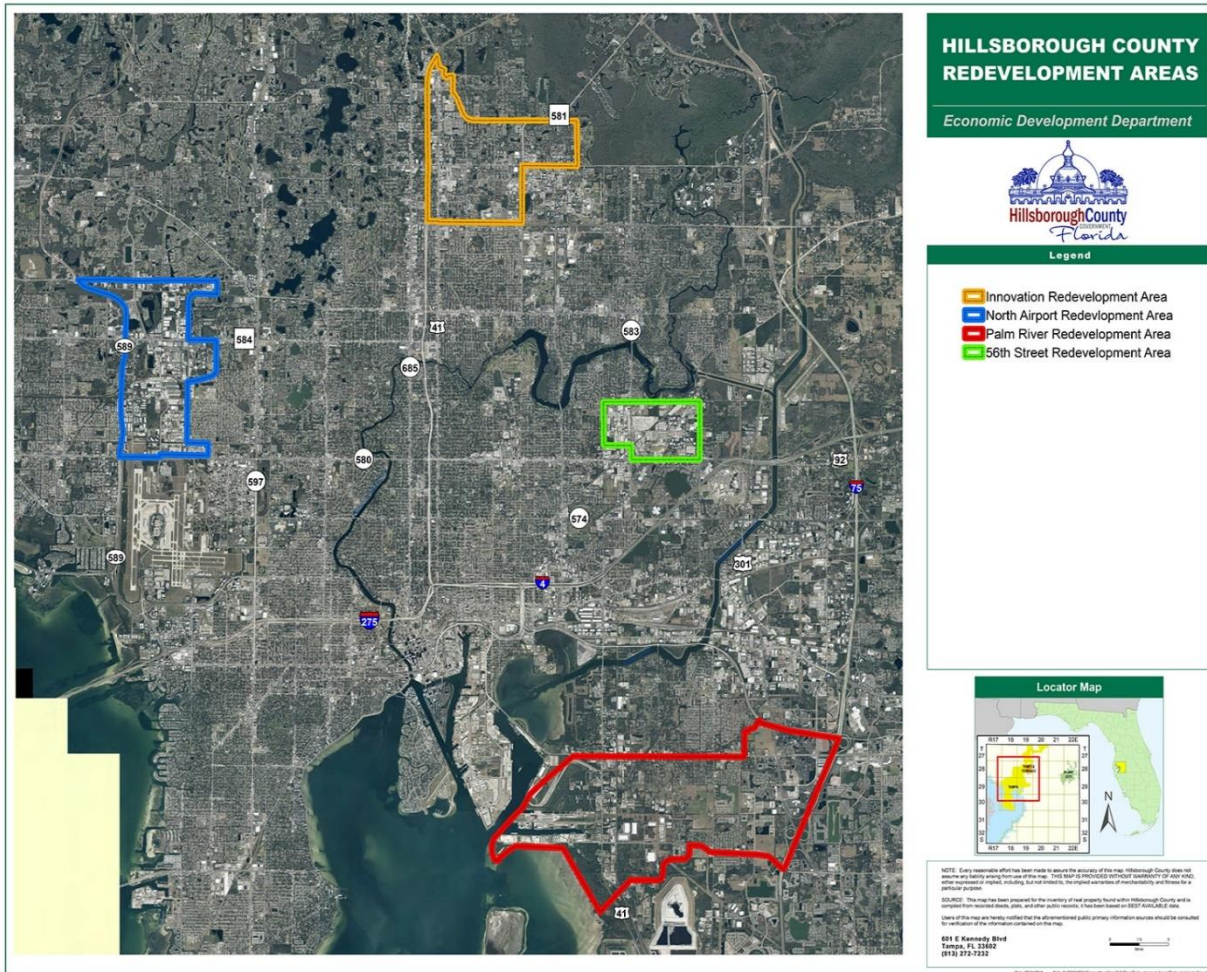
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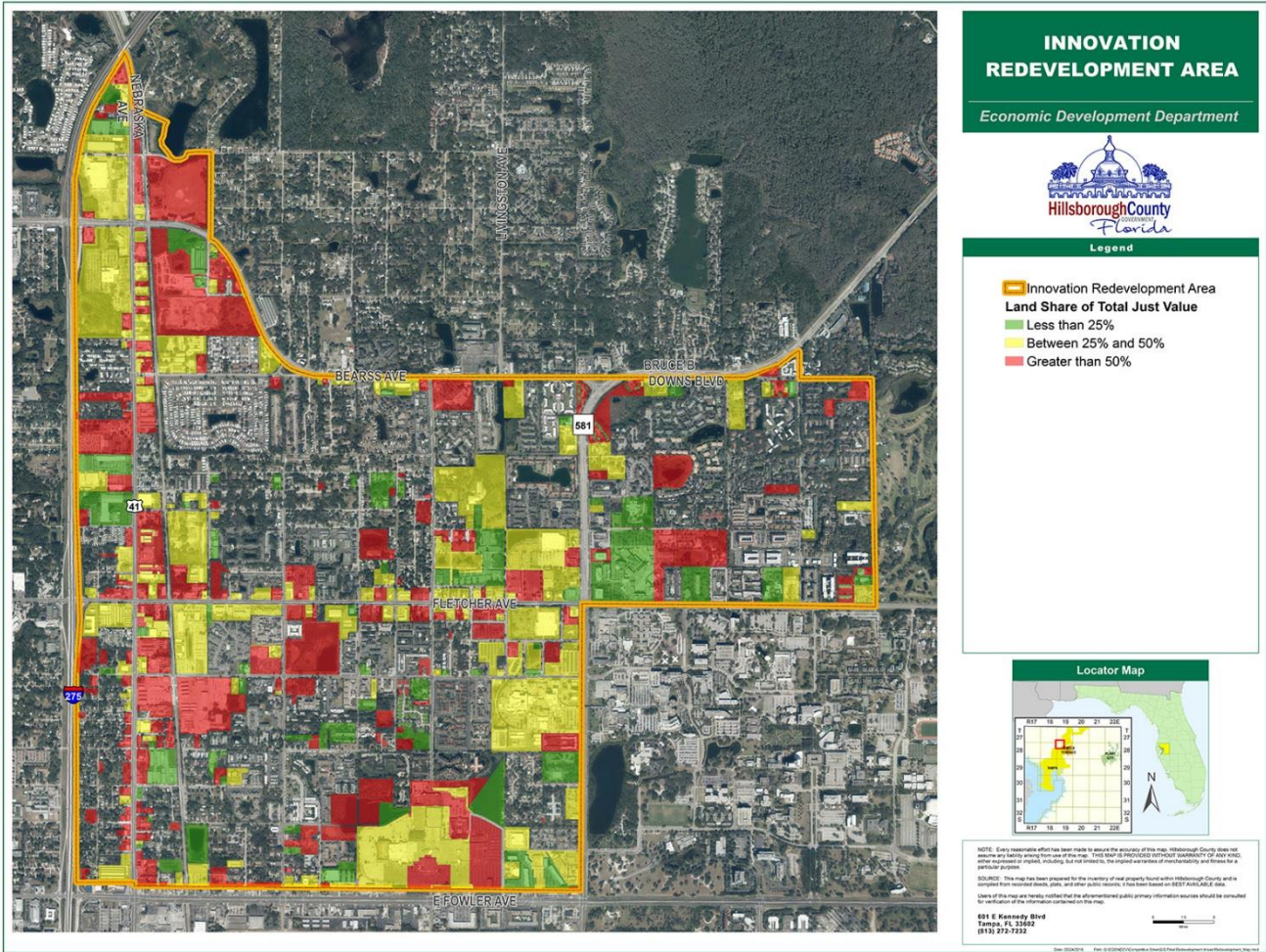
This underutilized pair of commercial buildings in Hamilton, New York, was updated with a whole new color and look, including a new cornice, siding, windows, doors, awning, detailing and other signage. New tenants included offices for a local initiative and a Chinese restaurant relocated from a nearby space. (Source: PlannersWeb)

Appendix I: Maps

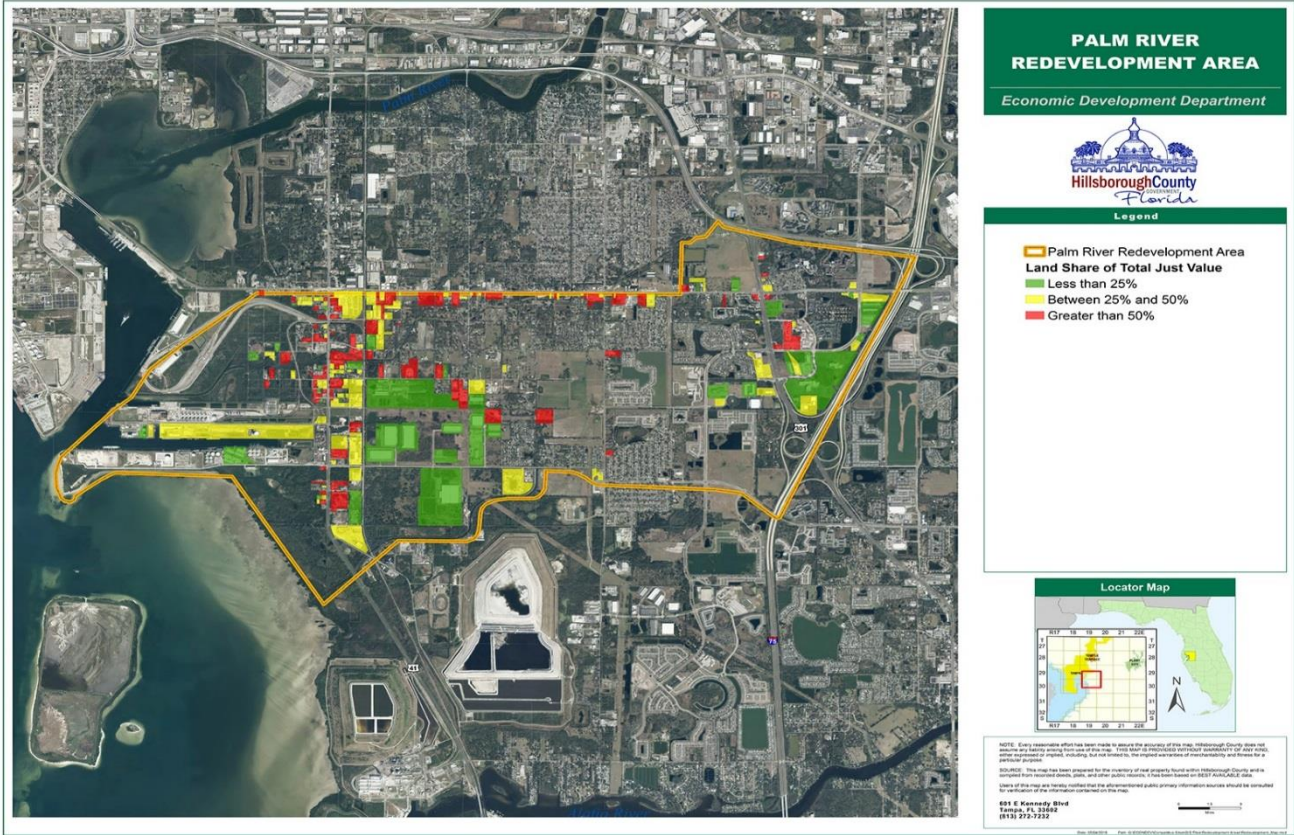
I. Four Redevelopment Pilot Project Areas



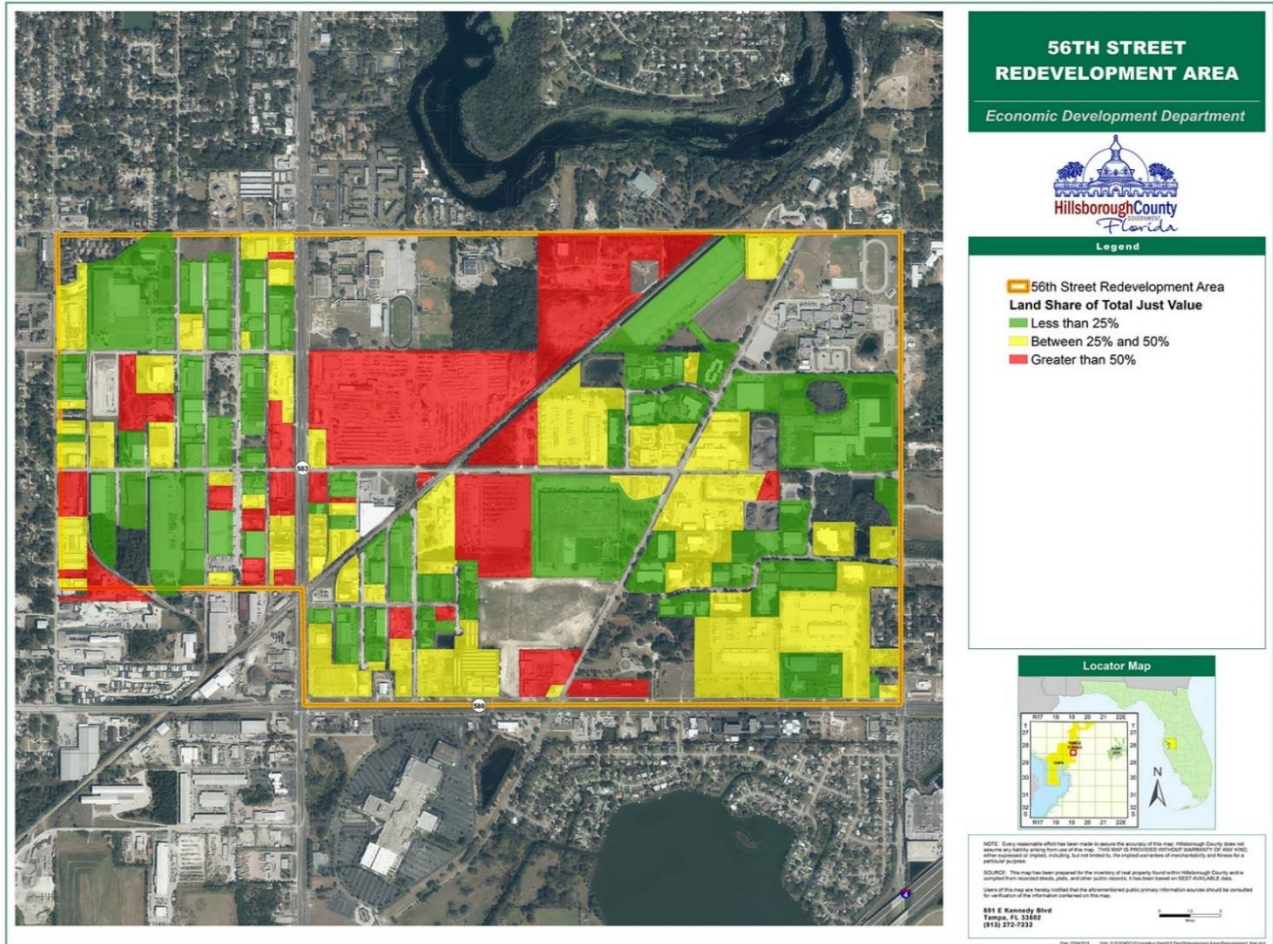
II. University Redevelopment Pilot Project Area



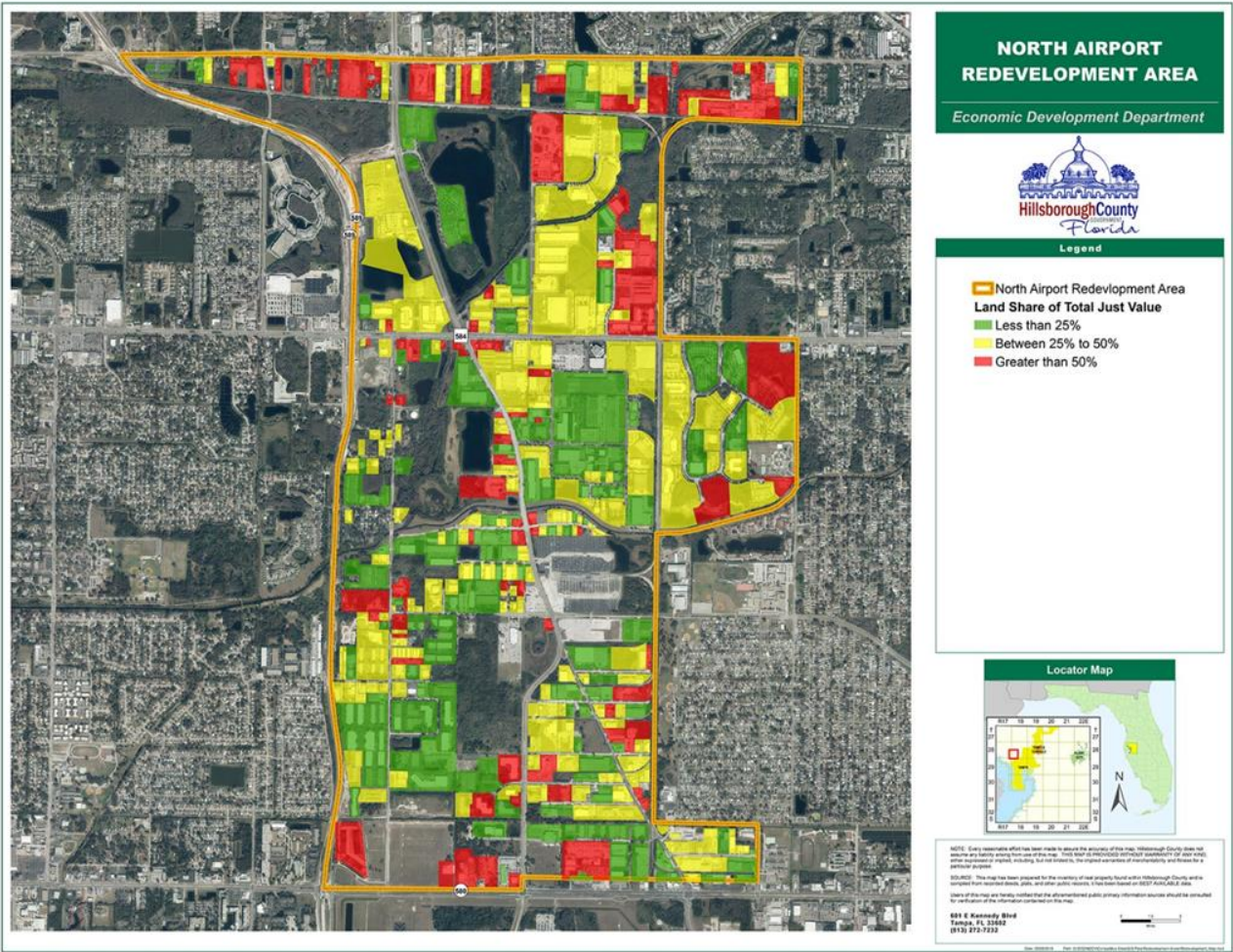
III. Palm River Redevelopment Pilot Project Area



IV. 56th St. North Redevelopment Pilot Project Area



V. North Airport Redevelopment Pilot Project Area



REDEVELOPMENT PILOT PROJECT AREA BOUNDARY DESCRIPTIONS

North Airport Redevelopment Pilot Project Area:

North Boundary:

From Memorial Hwy. (589) along W. Linebaugh Ave., to the intersection of Mullis City Way;

East Boundary:

From the intersection of Mullis City Way and W. Linebaugh Ave., to CSX Rail, turning west along tracks to spur at Sweetwater Creek, continuing south along tracks towards W. Water's Ave.; turning east along Water's Ave. to intersection of N. Manhattan Ave.; turning south along N. Manhattan Ave. to intersection with Jackson Springs Creek; following Jackson Springs Creek to intersection of CSX track; turning south along tracks to intersection at W. Henry Ave.; turning east along drainage easement running parallel to W. Henry Ave. (south of Pine Crest West Park residential area) to the intersection of N. Hesperides St.; turning south along N. Hesperides St., to the intersection of Hillsborough Ave.

South Boundary:

From the intersection of N. Hesperides St., at Hillsborough Ave., along Hillsborough Ave to the intersections of Veterans (Hwy. 589)

West Boundary:

From the intersections of Memorial Hwy. (589) at Hillsborough Ave. to the intersection of Memorial Hwy. (589) at W. Linebaugh Ave.

University Redevelopment Pilot Project Area:

North Boundary:

From the intersections of I-275 at N. Nebraska Ave. (Hwy. 41) south to the intersection of N. Nebraska Ave. (Hwy. 41) / W. Lake Burrell Dr. / drainage easement to Burrell Lake (south of Seven Day Adventist Hispanic Church); along western lake-edge of Burrell Lake to the junction of Sinclair Hills Rd; Following Sinclair Hills Rd. to the intersection at N 12th St. south to the intersection of Bearss Ave.; following E. Bearss Ave. to the intersection of Bruce B. Downs Blvd.; following Bruce B. Downs Blvd. to the intersection of N 42nd St.; turning south along N 42nd St. to the intersection at Skipper Rd.; following Skipper Rd. to the intersection of N. 46th St.; following N. 46th St south to the intersection with E. Fletcher Ave.; along E. Fletcher Ave to the intersection of Hollow Stump Rd. turning due north to intersection with the Hillsborough River; following the Hillsborough River to the junction of I-75;

East Boundary:

From the junction of Hillsborough River along I-75 to the intersection of Harney Rd.

South Boundary:

From the intersection I-75 at Harney Rd. to the intersection of Temple Terrace Hwy.; following Temple Terrace Hwy. to the intersection of I-275

West Boundary:

From the intersection I-275 at Temple Terrace Hwy. to the intersections of I-275 along E. Bearss Ave.

56th St. Redevelopment Pilot Project Area:

North Boundary:

From the intersection of N 50th St. at E. Sligh Ave.; following E. Sligh Ave. to Orient Rd.

East Boundary:

From the intersection of E. Sligh Ave. at Orient Rd.; following Orient Rd. to the intersection of E. Hillsborough Ave.

South Boundary:

From the intersection of Orient Rd. at the intersection of E. Hillsborough Ave.; following E. Hillsborough Ave. to the intersection of N 56th St.; following N 56th to intersection of E. Henry Ave.; following E Henry Ave. to N. 50th St.

West Boundary:

From the intersection at E Henry at N 50th St.; following N 50th St. to the intersection of E. Sligh Ave.

Palm River Redevelopment Pilot Project Area:

North Boundary:

From the limits of the City of Tampa at junction with Unincorporated Hillsborough County at Causeway Blvd.; following Causeway Blvd. to the intersection of S 86th St.; following S 86th St. to junction with drainage easement (south of Green Ridge Estates residential area); following drainage easement (south of Green Ridge Estates residential area) to the Selmon Expressway; following Selmon Expressway to the intersection at I-75

East Boundary:

From Selmon Expressway at I-75; following I-75 to the intersection of Progress Blvd.

South Boundary:

From the intersection at I-75 at Progress Blvd.; following Progress Blvd., to crossing S 78th St. where road name changes to Madison Ave.; following Madison Ave. to drainage easement (east of LLT Academy and south of Madison Estates); following drainage easement to outfall at Tampa Bay; following shoreline of Tampa Bay to Madison Ave. at Pendola Point; following east shoreline along East Bay Channel;

West Boundary:

From southern edge of Pendola Point at Tampa Bay shoreline; following east shoreline along East Bay Channel to junction of the City of Tampa with Unincorporated Hillsborough County at Causeway Blvd.

Appendix II: Redevelopment Incentives for Pilot Project Areas Matrix

Redevelopment Incentives for Pilot Project Areas Matrix						
	Redevelopment Program Incentives		Eligible Project			
	Program	Incentive	Rehab/ Renovation	New Construction	"Catalyst" New Construction/Rehab/ Renovation	Commercial Façade
	Site Permitting and Fee Assistance					
1	Expedited Site Plan Review	Time Savings	Yes	Yes	Yes	No
2	Permit and Impact Fee Grant Program	50% of costs - \$50,000 max.	Yes	Yes	Yes	No
3	Mobility Fee Buydown Incentive Program	TBD	TBD	TBD	TBD	TBD
	Office/Industrial Building Assistance					
4	Demolition of Distressed Structure	50% of costs - \$100,000 max.	Yes	Yes	Yes	No
5	Infrastructure Assistance	50% of costs - \$100,000 max.	Yes	Yes	Included in the Catalyst Project Incentive Program	No
6	Contaminated Site Assessment and Remediation	50% of costs - \$50,000 max. (up to \$15k on Ph. II)	Yes	Yes	Yes	No
7	Exterior Improvement Program	50% of costs - \$100,000 max.	Yes	No	Included in the Catalyst Project Incentive Program	No
8	Interior Improvement Program	50% of costs - \$80,000 max.	Yes	No	Included in the Catalyst Project Incentive Program	No
	Catalyst Project Incentive Program					
9	Catalyst Project Incentive Program	10% of costs - \$350,000 max.	No	No	Yes	No
	Small Business Façade Program					
10	Small Business Façade Program	50% of costs - \$50,000 max. (min. project \$5k - 20% of architectural fees - \$10k max.)	No	No	No	Yes

Redevelopment Incentives for Pilot Project Areas Matrix (with maximum grant values)

Redevelopment Program Incentives		Eligible Project				
	Program	Incentive	Rehab/ Renovation	New Construction	"Catalyst" New Construction/ Rehab/ Renovation	Commercial Façade
	Site Permitting and Fee Assistance					
1	Expedited Site Plan Review	Time Savings	\$0	\$0	\$0	\$0
2	Permit and Impact Fee Grant Program	50% of costs - \$50,000 max.	\$50,000	\$50,000	\$50,000	\$0
3	Mobility Fee Buydown Incentive Program	TBD	TBD	TBD	TBD	\$0
	Office/Industrial Building Assistance					
4	Demolition of Distressed Structure	50% of costs - \$100,000 max.	\$100,000	\$100,000	\$100,000	\$0
5	Infrastructure Assistance	50% of costs - \$100,000 max.	\$100,000	\$100,000	Included in the Catalyst Project Incentive Program	\$0
6	Contaminated Site Assessment and Remediation	50% of costs - \$50,000 max. (up to \$15k on Ph. II)	\$50,000	\$50,000	\$50,000	\$0
7	Exterior Improvement Program	50% of costs - \$100,000 max.	\$100,000	\$0	Included in the Catalyst Project Incentive Program	\$0
8	Interior Improvement Program	50% of costs - \$80,000 max.	\$80,000	\$0	Included in the Catalyst Project Incentive Program	\$0
	Catalyst Project Incentive Program					
9	Catalyst Project Incentive Program	10% of costs - \$350,000 max.	\$0	\$0	\$350,000	\$0
	Small Business Façade Program					
10	Small Business Façade Program	50% of costs - \$50,000 max. (min. project \$5k - 20% of architectural fees - \$10k max.)	\$0	\$0	\$0	\$50,000
		Maximum Totals	\$480,000	\$300,000	\$550,000	\$50,000

All proposals must meet an overall financial ratio of 5:1 investment, or higher, when stacking incentive programs. Catalyst Project Incentive Program stacked with other eligible programs shall meet 9:1 investment ratio.