



City of Hallandale Beach / Community Redevelopment Agency Community Investment Incentives

In March of 2012, the Hallandale Beach Community Redevelopment Agency (Agency) adopted the Community Redevelopment Implementation Plan (Plan). The Hallandale Beach Community Redevelopment Area (CRA) is located between Pembroke Road on the north, SW 11th Street (County Line) on the South, Interstate 95 on the West, and NE 14th Avenue on the east (generally depicted on the map below).

Hallandale Beach Community Redevelopment Area Map



The Agency has approved a series of incentive programs (Program or collectively Programs). Each Program is designed to achieve one or more of the following objectives:

- Achieve/accelerate the goals of the Plan and other planning documents;
- Improve the overall economic vitality and quality of life in the CRA;
- Support existing businesses and attract new businesses to the CRA, with a priority to attract new businesses most needed in the CRA such as grocery stores, art galleries, clothing stores, general merchandise stores, family-oriented restaurants, ice cream shops, coffee shops, destination retail, art studios, creative arts business, micro-breweries, professional services, small theatres (movies and live performances), and fitness facilities);

Hallandale Beach Community Redevelopment Agency Community Investment Incentives

- Supports the financial health, expansion, and success of existing businesses in the CRA;
- Stimulates new development/investment to the CRA;
- Creates a sense of urgency for property owners and investors; and
- Other objectives specific to each Program.

The Programs are available to all properties and businesses within the CRA, subject to specific terms and conditions. However, buildings that contain adult uses, tattoo parlors, massage parlors (unless ancillary to a health club/beauty salon), check cashing stores, pawn shops, liquor stores, or convenience stores are not eligible for the Programs. The Agency may designate specific areas or corridors in the CRA to reflect a target priority (Priority Area), which may change from time to time. Benefits/limits of a Program may be increased, or qualifying criteria for a Program may be reduced in a Priority Area.

Most Programs are structured as a grant with ongoing obligations/covenants for five (5) years. If the recipient of a grant award defaults on the obligations/covenants within five (5) years, the grant will be converted to a loan with interest, starting from the initial grant funding and continuing until the entire funded balance is repaid. The ongoing obligations/covenants will be protected by a lien on the applicant's property. Therefore, the property owner (Owner) must be the applicant or co-applicant for Programs that support improvements on the property.

Most Programs require a financial investment of the property owner/applicant (Required Match) to achieve a prudent and equitable balance of public sector investment and private sector investment. It is intended that the property owner/applicant contribution is reasonable and feasible while mitigating the risk of the public investment.

Benefits of the Programs are provided by CRA tax increment funds¹, as available and allocated to any given Program. Awards will be made on a "first come, first served" basis for qualified and approved applications. Programs will reimburse direct costs associated with satisfying the Program requirements/application.

¹ Current Year Taxable Value - Base Year Taxable Value = Increment. Tax revenues (95% of taxes levied) on the Increment of taxing districts captured by the CRA Trust Fund = Tax Increment Funds. Currently, the City of Hallandale Beach, Broward County, South Broward Hospital District, and Children's Services taxing districts are captured to generate the CRA tax increment funds.

Hallandale Beach Community Redevelopment Agency Community Investment Incentives

However, the Program award must be approved and executed before construction work is performed.

CRA staff has created a customized package of Programs to support a comprehensive project - exterior, interior, and specialized improvements. In this case, CRA staff will structure the Required Match to achieve a prudent and equitable balance of public sector investment and private sector investment. In cases where eligible cost(s) of one Program overlaps the eligible cost(s) of a combined Program, CRA staff will determine under which Program the eligible cost(s) will be covered, e.g. windows are both an exterior and interior improvement.

Each application will be scored based on varying criteria including but not limited to: location within the CRA, how it achieves/accelerates the goals of the Plan; improves the economic vitality and quality of life in the CRA; expands the range/quality of goods and services available in the CRA; supports the financial health, expansion, and success of existing businesses in the CRA; and its potential to attract new businesses to the CRA. Applications that incorporate sustainable design (reduce/avoid depletion of critical resources; prevent environmental degradation; and create livable environments) and/or specify building materials with green product certification will receive substantial bonus points.

PROGRAMS

Commercial Facade Improvement Grant (CFIG)

Goals/Objectives: Eliminate functional obsolescence, remove deterioration, and update the exteriors of existing buildings, with an emphasis on improving the viability of healthy retail uses and generally increasing the “curb appeal” of the business corridors in the CRA.

Eligible Area: All properties within the CRA. There are designated Priority Areas defined as:

1. Pembroke Rd, from I-95 to one block East of US-1
2. US-1 from Pembroke Rd, to South East 3rd Street
3. South Dixie Hwy from Pembroke Rd, to SW 11th Street
4. Hallandale Beach Blvd from I-95 to NE 14th Avenue
5. Foster Rd from NW 11th Avenue to South Dixie Hwy

Hallandale Beach Community Redevelopment Agency Community Investment Incentives

6. NE 1st Avenue from Hallandale Beach Blvd to NE 5th Street **

Eligible Properties: Existing commercial and mixed-use buildings with commercial elements in the CRA with uses permitted by applicable land use codes or approved conditional uses.

Eligible Project Costs: Generally, all costs associated with exterior improvements, restoration, and/or rehabilitation are eligible for consideration (Project). The proposed Project must comply with the Plan, CRA urban design guidelines, applicable land use regulations, and current code requirements, subject to review/approval by the City of Hallandale Beach Planning Division, Code Compliance Division, and CRA staff. Eligible Project costs may include:

- Architectural/engineering fees, permits, application fees, and direct costs associated with satisfying the Program application;
- Removal of deteriorated or undesirable exterior alterations;
- Architectural improvements;
- Painting and decorative surface elements;
- Repair, replacement, or installation of:
 - Storefront windows;
 - Exterior doors;
 - Roofing;
 - Exterior lighting;
 - Awnings;
- Renewal or installation of new landscaping /irrigation;
- Parking and walkway resurfacing and installation of decorative pavers;
- Exterior wall, fascia, soffit repair;
- Mansard construction, raised parapet;
- Decorative walls and fences;
- Signage; and
- Ancillary improvements, such as dumpster enclosures, bike racks, transit shelters pedestrian amenities, and other exterior improvements recommended and/or approved by CRA staff on a case by case basis. Prior elimination of any known code violations is a required component of the Project. Projects are encouraged to incorporate sustainable designs and specify building materials with green product certification.

Basis/Limits of Benefits: In the case of multiple structures on a single property, the Agency, at its sole discretion, may consider a grant application for each structure

Hallandale Beach Community Redevelopment Agency Community Investment Incentives

subject to the terms, conditions, and limits applicable to the location of the subject property. The Agency, at its sole discretion, may consider increasing the funding limits on a case by case basis.

Maximum Award Amount - The HBCRA is making available to commercial and mixed-use properties within the CRA Priority Area matching grants for improvements up to a maximum grant award as follows:

Priority Area	Matching Amount	Maximum Award
	HBCRA/ Applicant	Dollar Value
Pembroke Rd from I-95 to one block East of US-1	80/20	\$100,000
US-1 from Pembroke Rd to South East 3rd Street	80/20	\$100,000
South Dixie Hwy from Pembroke Rd, to SW 11th Street	80/20	\$100,000
Hallandale Beach Blvd from I-95 to NE 14th Avenue	80/20	\$100,000
Foster Rd from NW 11th Avenue to South Dixie Hwy	90/10	\$ 75,000
NE 1 st Avenue from Hallandale Beach Blvd to NE 5 th Street	**	**
Any Area within the CRA outside of these Priority Areas	70/30	\$ 40,000

**A separate and specific Fashion, Arts and Design District Incentive Program has been created. Please refer to that program for incentive details.

Applicant: The property owner (Owner) must be the applicant. A CFG award will have ongoing obligations/covenants, which will be protected by a lien on the applicant's property

Hallandale Beach Community Redevelopment Agency
Community Investment Incentives

Commercial Interior Renovation Grant (CIRG)

Goals/Objectives: Eliminate functional obsolescence, remove deterioration, and improve the “energy efficiency” of existing buildings in the CRA, with an emphasis on bringing these buildings up to current building codes and making them more viable for occupancy.

Eligible Area: All properties within the CRA. There is a designated Priority Area defined as NE 1st Avenue from Hallandale Beach Boulevard to NE 5th Street which will be addressed in a separate program.

Eligible Properties: Existing commercial and mixed-use buildings with commercial elements in the CRA with uses permitted by applicable land use codes or approved conditional uses.

Eligible Project Costs: Generally, all costs associated with interior improvements, restoration, rehabilitation, and permanently attached fixtures/systems are eligible for consideration (Project). The proposed Project must comply with the Plan, CRA urban design guidelines, applicable land use regulations, and current code requirements, subject to review/approval by the City of Hallandale Beach Planning Division, Code Compliance Division, and CRA staff. Eligible Project costs may include:

- Architectural/engineering fees, permits, application fees, and direct costs associated with satisfying the Program application;
- Removal of deteriorated or undesirable interior alterations;
- Building construction, reconstruction, and expansion;
- Repair, replacement, or installation of:
 - Windows;
 - Interior doors;
 - Walls, ceilings, framing, drywall, insulation, molding, and paint;
 - HVAC systems;
 - Security systems;
 - Plumbing systems and fixtures;
 - Electrical systems and fixtures;
 - Data/communication networks;
 - Flooring;
 - Roofing;
- Other tenant improvements permanently affixed to the Property;
- Rent during construction (if applicable); and

Hallandale Beach Community Redevelopment Agency Community Investment Incentives

- Ancillary improvements to the primary Project, such as structural stabilization and other interior improvements recommended and approved by CRA staff on a case by case basis. Prior elimination of any known code violations is a required component of the Project. Projects are encouraged to incorporate sustainable designs and specify building materials with green product certification.

Basis/Limits of Benefits: Depending upon whether a project is within a Priority Area or not, a CIRG award could provide a grant for up to 90% of the eligible costs not to exceed \$75,000. The Agency, at its sole discretion, may consider increasing the funding limits on a case by case basis.

Maximum Award Amount - The HBCRA is making available to commercial and mixed-use properties within the CRA Priority Area matching grants for interior improvements up to a maximum grant award as follows:

Priority Area	Matching Amount	Maximum Award
	HBCRA/ Applicant	Dollar Value
Pembroke Rd from I-95 to one block East of US-1	80/20	\$75,000
US-1 from Pembroke Rd to South East 3rd Street	80/20	\$75,000
South Dixie Hwy from Pembroke Rd, to SW 11th Street	80/20	\$75,000
Hallandale Beach Blvd from I-95 to NE 14th Avenue	80/20	\$75,000
Foster Rd from NW 11th Avenue to South Dixie Hwy	90/10	\$50,000
NE 1st Avenue from Hallandale Beach Blvd to NE 5th Street	**	**
Any Area outside	70/30	\$ 40,000

**A separate and specific Fashion, Arts and Design District Incentive Program has been created. Please refer to that program for incentive details.

Hallandale Beach Community Redevelopment Agency Community Investment Incentives

Applicant: The property owner (Owner) must be the applicant. A CIRG award will have ongoing obligations/covenants, which will be protected by a lien on the applicant's property.

Commercial Kitchen Grant (CKG)

Goals/Objectives: The goal of the CKG is to encourage restaurant development within the Fashion, Art and Design District (FADD), and along Foster Road. The HBCRA desires to improve the operating efficiency of existing restaurants in the CRA and attract new restaurants to the CRA, with an emphasis on creating a dining destination within the City. Funding priorities for the CKG will apply specifically to the following types of businesses:

- Microbreweries/ Wine Bars
- Specialty Coffee shops
- Trendy urban restaurants
- Specialty Donut shops
- Family oriented restaurants

Eligible Area: The CKG will apply specifically to the following Priority Areas: Foster Road from NW 11th Avenue to South Dixie Hwy, and NE 1st Avenue from Hallandale Beach Blvd to NE 5th Street (FADD).

Eligible Properties: Existing and new properties with retail/commercial food preparation uses within the CRA as permitted by applicable land use codes or approved conditional uses, with a particular emphasis on retail restaurants.

Special Conditions: Commercial kitchen design and equipment are unique to the restaurant/food preparation operation they serve. Applicants to CKG program are required to provide a detailed description of their planned operation and menu.

Eligible Project Costs: Generally, all costs specific to commercial kitchen improvements and permanently attached commercial-grade kitchen equipment/systems are eligible for consideration (Project). The proposed Project must comply with the Plan, urban design guidelines, applicable land use regulations, and current code requirements, subject to review/approval by the City of Hallandale Beach Planning Division, Code Compliance Division, and CRA staff. The kitchen design/engineering, construction materials, and equipment/systems must comply with applicable industry standards, such as: Dairy and Food Industries Supply Association, Inc. (3-A), United States Department

Hallandale Beach Community Redevelopment Agency Community Investment Incentives

of Agriculture (USDA), Food and Drug Administration (FDA), American Welding Society (AWS), Occupational Safety and Health Association (OSHA), American Society of Testing Materials (ASTM), American National Standards Institute (ANSI), Current Good Manufacturing Practices (cGMPs), and National Electrical Manufacturer's Association (NEMA). The kitchen and its equipment will comply with all local health and safety requirements that apply to food produced for sale. Eligible project costs may include:

- Architectural/engineering fees, permits, application fees, and direct costs associated with satisfying the Program application;
- Removal of deteriorated or undesirable interior alterations;
- Construction, reconstruction, and expansion of the kitchen area - walls, ceilings, framing, drywall, insulation, molding, flooring;
- Repair, replacement, or installation of built-in systems:
 - Hoods and ventilation systems;
 - Fire suppression systems;
 - Plumbing systems/fixtures;
 - Gas lines/fixtures;
 - Electrical systems/fixtures;
 - Grease traps;
 - Walk-in/reach-in refrigerator space;
 - Walk-in/reach-in freezer space;
- Acquisition/installation of commercial-grade kitchen equipment:
 - Cook tops - range, griddle, grill, stock pot stove, steamer;
 - Ovens – baking, convection, rotisserie, broiler;
 - Floor-mounted gas deep fryer;
 - Floor-mounted mixer;
 - Ice machine;
- Acquisition/installation of commercial-grade prep tables, surfaces, storage space:
 - Stainless steel worktables/shelves;
 - Baker's table;
 - Dry storage cases;
- Acquisition/installation of commercial-grade maintenance/sanitization equipment:
 - Dishwasher/dish sanitizer
 - Garbage disposal;
 - Stainless steel sinks – food washing/prep, hand washing, mop;
- Rent during construction (if applicable); and

Hallandale Beach Community Redevelopment Agency Community Investment Incentives

- Ancillary improvements to the primary Project, such as structural stabilization and other interior improvements recommended and approved by CRA staff on a case by case basis. Elimination of any known code violations is a required component of the Project. Projects are encouraged to incorporate sustainable designs, specify building materials with green product certification, and strive to maximize the energy efficiency of the kitchen operation.

Basis/Limits of Benefits: Within the Priority Areas, a CKG award will provide a grant for up to 90% of the eligible costs not to exceed \$270,000. The Agency, at its sole discretion, may consider increasing the funding limits on a case by case basis.

Priority Area	Matching Amount	Maximum Award
	HBCRA/ Applicant	Dollar Value
NE 1 st Avenue from Hallandale Beach Blvd to NE 5 th Street (FADD)	**	**
Foster Rd from NW 11th Avenue to South Dixie Hwy	90/10	\$270,000

**A separate and specific Fashion, Arts and Design District Incentive Program has been created. Please refer to that program for incentive details.

Applicant: The property owner (Owner) and the tenant (restaurant/food preparation operator) must be joint applicants. A CKG award will have ongoing obligations/covenants, which will be protected by a lien on the applicant's property.

Below is an example of the 90/10 matching grant award between a property owner/tenant and the HBCRA.

Example

<i>Total Project Cost</i>	<i>Owner Responsibility</i>	<i>CRA Grant Amount</i>
<i>\$225,000</i>	<i>\$22,500 (10%)</i>	<i>\$202,000</i>

Hallandale Beach Community Redevelopment Agency Community Investment Incentives

Property Tax Reimbursement

Goals/Objectives: Eliminate functional obsolescence, remove deterioration, update existing buildings, and encourage new investment/development with an emphasis on enhancing the overall CRA, improving the quality of existing buildings within the CRA, and attracting new construction to the CRA.

Eligible Area: All properties within the CRA.

Eligible Properties: All commercial, multifamily, or mixed-use (residential/commercial) buildings in the CRA with uses permitted by applicable land use codes or approved conditional uses that have had substantial capital improvements or new construction.

Eligible Project Costs: The benefits of this Program are not directly based on Project costs. Rather, the benefits of this Program are based on capital improvements on existing properties or the development cost of new buildings that result in a substantial increase of Ad Valorem Tax (Property Tax). The proposed Project must comply with the Plan, CRA urban design guidelines, and applicable land use regulations, subject to review/approval by the City of Hallandale Beach Development Services Department and CRA staff. All construction work must be performed by licensed contractors with required building permits and progress inspections.

Basis/Limits of Benefits: PTR is a “grant” based on the reimbursement of real property Ad Valorem Taxes paid on the subject Property and shall only be disbursed upon verification that said payment has been made. A PTR grant award will run for a maximum of five (5) years and the annual grant limits are:

- Year 1 – 95% of real property Ad Valorem taxes paid
- Year 2 – 95% of real property Ad Valorem taxes paid
- Year 3 – 50% of real property Ad Valorem taxes paid
- Year 4 – 50% of real property Ad Valorem taxes paid
- Year 5 – 25% of real property Ad Valorem taxes paid

Applicant: Applicant: The property owner /developer (Owner) must be the applicant. An RFIG award will have ongoing obligations/covenants, which will be protected by a lien on the applicant's property.

Neighborhood Amenity Incentive (NAI)

Goals/Objectives: Accelerate the availability of desirable goods and services needed by residents, businesses, and employees in the CRA.

Hallandale Beach Community Redevelopment Agency Community Investment Incentives

Eligible Area: All properties within the CRA.

Eligible Properties: All commercial or mixed-use (containing retail/commercial space) buildings in the CRA with executed leases for new, qualified retail (Qualified Retail) uses permitted by applicable land use codes or approved conditional uses. The Agency, at its sole discretion, may change the list of Qualified Retail from time to time. Currently, Qualified Retail includes:

- Restaurants;
- Dry cleaners;
- Florists;
- Banks/credit unions;
- Grocery store;
- Drugstore;
- Performing arts;
- Art gallery; and
- Other uses as approved.

Eligible Project Costs: Fees paid to the City of Hallandale Beach, including:

- Plan review fees;
- Building permits;
- Water meters/connection fees;
- Tap fees;
- Inspection fees; and
- Impact fees.

Basis/Limits of Benefits: NAI is a grant based on the reimbursement of fees paid to the City of Hallandale Beach associated with the build-out of space and tenant improvements in preparation of occupancy by a Qualified Retail business. The grant award \$15,000.

Applicant: The property owner (Owner) or the tenant (restaurant/food preparation operator) must be the applicant.

Tenant Lease Surety / Tenant Rent Subsidy

Goals/Objectives: Accelerate the attraction of new start-up businesses and reduce the vacancy of commercial space in the CRA, with an emphasis on energizing ground-floor space and creating job opportunities in the CRA. An

Hallandale Beach Community Redevelopment Agency Community Investment Incentives

additional objective is to reduce the risk of developing/constructing speculative commercial space in the CRA.

Eligible Area: The TLS/TRS will apply specifically to the following Priority Areas: Foster Road from NW 11th Avenue to South Dixie Hwy, and NE 1st Avenue from Hallandale Beach Blvd to NE 5th Street (FADD).

Eligible Properties: All commercial or mixed-use (containing retail/commercial space) buildings in the designated Priority Area with proposed leases for new office and/or qualified retail (Qualified Retail) uses permitted by applicable land use codes or approved conditional uses. The Agency, at its sole discretion, may change the list of Qualified Retail from time to time. Currently, Qualified Retail includes:

- Restaurant/food service - family-oriented restaurant, ice cream shop, coffee shop, micro-brewery, fish market;
- Merchandise retail - clothing store, florist, general merchandise store;
- Service retail - grocery store, drug store, dry cleaner; bank/credit union;
- Destination retail;
- Professional services;
- Small theatre (movies and live performances);
- Fitness facility;
- High tech companies
- Performing/creative arts – gallery, studio, arts-oriented business; and
- Other uses as approved.

Eligible Project Costs: This is not a cost-based program.

Basis/Limits of Benefits: TLS is the CRA's guarantee of twenty-five (25%) percent of a qualified tenant's financial obligation under a proposed lease for three (3) years. TRS is a grant subsidy that funds the gap between market rate rent and the specific tenant's capability for three (3) years.

Applicant: The property owner (Owner) and the tenant must be joint applicants, each with different obligations to the CRA as follows:

- Owner: Provides low-risk lease terms and rate appropriate to the location of the Property during the term of the guarantee.
- Tenant: Provides reasonable assurance to the Agency, by means acceptable to the Agency at its sole discretion, that it can and will meet the obligations of its lease.

Hallandale Beach Community Redevelopment Agency
Community Investment Incentives

Commercial Business Low-cost or no-interest loan

Commercial Bank Loan Guarantee

Commercial Bank Interest Subsidy

(Guarantee a portion of the loan to reduce borrower equity requirements and/or reduce interest rates. Subsidize a portion of the monthly interest cost to provide a lower effective interest rate to the borrower.)

NOTE: A low-cost/no-interest loan program can be developed using just CRA funds. However, the program(s) would be more effective and have less administrative cost if CRA funds are used to leverage loans from commercial banks. It is recommended that we initiate discussions with banks serving Hallandale Beach that have "community lending" programs. The ideal solution would be to assemble a consortium of participating banks that will accept a CRA guarantee of (10%) of the principal to relax credit/equity criteria for a new business to qualify for a loan. Further, the CRA would provide an interest reimbursement to the banks to enable the borrower to pay at or below Prime Rate on borrowed funds. In effect, this would be a locally (CRA) sponsored SBA loan.

Goals/Objectives: Accelerate the expansion of existing businesses and the attraction of new start-up businesses in the CRA, with an emphasis on attracting the availability of new goods/services, creating job opportunities, and improving the quality of life in the CRA.

Eligible Area: All properties within the CRA.

Eligible Properties: All commercial or mixed-use (containing retail/commercial space) buildings in the designated Priority Area with new office and/or qualified retail (Qualified Retail) uses permitted by applicable land use codes or approved conditional uses. The Agency, at its sole discretion, may change the list of Qualified Retail from time to time. Currently, Qualified Retail includes:

- Restaurant/food service - family-oriented restaurant, ice cream shop, coffee shop, micro-brewery, fish market;
- Merchandise retail - clothing store, newspaper/magazine stand, florist, general merchandise store;
- Service retail - grocery store, drug store, dry cleaner; bank/credit union;
- Destination retail;
- Professional services;
- Small theatre (movies and live performances);
- Fitness facility;
- High Tech

Hallandale Beach Community Redevelopment Agency Community Investment Incentives

- Co-working spaces
- Performing/creative arts – gallery, studio, arts-oriented business; and
- Other uses as approved.

Eligible Project Costs: Generally, all costs directly associated with the opening of a new business or expanding business (Project) are eligible for consideration. The proposed Project must comply with the Plan, applicable land use regulations, and current code requirements, subject to review/approval by the City of Hallandale Beach Planning Division, Code Compliance Division, and CRA staff. Eligible Project costs may include:

- Direct costs associated with satisfying the CBLG/CBIS requirements/application;
- Business machines;
 - Copiers;
 - Fax machines;
 - Phone systems;
 - Computer/POS systems;
- Desks/cabinets;
- Shelving;
- Inventory; and
- Costs ancillary to the primary Project, such as other interior improvements recommended and/or approved by CRA staff on a case by case basis. Projects are encouraged to utilize sustainable/environmentally friendly building materials and strive to maximize the energy efficiency of the building. Elimination of any known code violations is a required component of the Project.

Basis/Limits of Benefits: Tenant must provide evidence of its lease or a lease commitment by both the landlord and tenant for at least the term of the proposed loan. With the applicant's qualification, CBLG/CBIS will provide a short-term, low-interest loan not to exceed \$200,000. The lending bank will provide a five (5) year loan, with an interest rate not to exceed Prime Rate + 200 basis points. CBLG/CBIS will provide a guarantee to the lending bank of ten (10% - depending on participating bank requirements) percent of the outstanding loan principal by the CRA and provide an interest rate subsidy directly to the lending bank of 200 basis points. The loan terms from the applicant's perspective will be:

- A loan not to exceed \$200,000,

Hallandale Beach Community Redevelopment Agency Community Investment Incentives

- A loan term of five (5) years, with a balloon payment of the outstanding balance at the end of the five (5) years term,
- A loan interest rate of Prime Rate, and
- A monthly payment based on a fifteen (15) year amortization schedule.

Applicant: The tenant must be the applicant.

Economic Development Incentives Program

The goal of this Program is to accelerate the attraction of new major businesses within the CRA. An additional objective is to reduce the risk of developing/constructing speculative commercial space in the CRA.

Director Cash/Job Creation Program. The Direct Cash/Job Creation incentive is an incentive program paid solely by the HBCRA. Through this program HBCRA may provide direct cash payments of up to \$2,000 per new Job created, to a maximum of \$200,000, to companies starting, relocating, or expanding within the CRA.

Qualified Target Industry (QTI) Tax Refund Incentive. The QTI Refund Incentive Program is a tax refund program wherein eligible companies may receive refunds of taxes paid to the State of Florida on corporate income, sales, and insurance premiums, as well as certain other taxes paid to the State of Florida. The State of Florida provides 80% of the total incentive paid to the company. The remaining 20% must be matched locally. The 20% local match may comprise contribution from Broward County and the municipality/CRA within Broward County where the project will be located. The incentive program payment amount per new job created is as follows by average annual wage. The HBCRA may also pay the 20% local match in its entirety.

1. 115% of the County's average annual wage - \$3,000
2. 150% of the County's average annual wage - \$4,000
3. 200% of the County average annual wage - \$5,000

Hallandale Beach Community Redevelopment Agency Community Investment Incentives

Additional bonus incentive amounts are available under the QTI Refund Incentive Program as follows:

1. High-Impact Bonus. Companies that meet the eligibility requirements for the QTI Refund Incentive Program and operate in certain high-impact industry sectors as determined by the State of Florida pursuant to Section 288.108, Florida Statutes, may be eligible for an additional refund of up to \$2,000 per new job created.
2. Brownfield Bonus. Companies that meet the eligibility requirements for the QTI Refund Incentive Program, and are located in HBCRA-designated Brownfield areas, may be eligible for an additional refund of up to \$2,500 per new job created.
3. Enterprise Zone Bonus. Companies that meet the eligibility requirements for the QTI Refund Incentive Program, and are located in an HUB-Zone, may be eligible for an additional refund of up to \$2,000 per new job created.

Alternative State or Federal Local Match Program. The HBCRA may elect to provide local matching dollars as part of an overall job creation incentive to companies starting, relocating, or expanding in Hallandale Beach. The company would be required to meet all criteria set forth in any new State or Federal incentive program.

Economic Inducements. Requests for economic inducements such as public facilities improvements and permitting facilitation shall be outlined in writing and submitted to the HBCRA for consideration. The HBCRA may conduct a Tax Revenue/Cost Analysis of the requested inducements to determine the economic impact to the CRA. The Executive Director may request of The Greater Fort Lauderdale Alliance (the "Alliance" or such other designated organization), additional information for inclusion in the analysis.

Application to this grant program is not a guarantee of funding. CRA funding of any project is not an entitlement and is based on the goals of the Agency and the availability of funding. Funding is at the sole discretion of the HBCRA Board.