

PROPERTY AND BUSINESS IMPROVEMENT PROGRAM (PBIP)

Objectives: Eliminate slum and blight, remove deterioration, retrofitting and rehabilitation of structures to remove undesirable uses, improve the “energy efficiency” of existing buildings in the CRA, or renovations designed to bring the structure into compliance with the current building codes.

Eligible Projects:

1. Improvements to an existing building within the NPF-CRA designed and used for:
 - a. Non-residential use, or
 - b. Mixture of uses containing a combination of residential dwelling units with commercial retail sales, service, office uses or any combination thereof as permitted by the Unified Land Development Regulations, City of Fort Lauderdale.
2. Construction of a new building within the NPF-CRA designed for:
 - a. Non-residential use, or
 - b. Mixture of uses containing a combination of residential dwelling units with commercial retail sales, service, office uses or any combination thereof as permitted by the Unified Land Development Regulations, City of Fort Lauderdale.

The proposed project must comply with the CRA Redevelopment Plan, urban design guidelines, applicable land use regulations, and current code requirements.

Eligible Project Costs:

1. All costs associated with interior and exterior renovation of existing non-residential buildings including interior improvements, restoration, rehabilitation, and permanently attached fixtures or systems.
2. All costs associated with construction of a new non-residential building.
3. Architectural, engineering and other third party professional fees, permit fees, application fees, tax liens, City liens.
4. All costs specific to commercial kitchen improvements and permanently attached commercial-grade kitchen equipment or systems. The kitchen design or engineering, construction materials, and equipment or systems must comply with applicable industry standards, such as: Dairy and Food Industries Supply Association, Inc. (3-A), United States Department 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.

Award Guidelines:

An award may be made under the PBIP program as follows:

1. **If the Total Project Cost is less than \$250,000**, the CRA, in its discretion, subject to budget and appropriation, may fund, depending on the area, the percentages specified below:
 Inside the Focus Area: 90% of the Eligible Project Costs;
 Outside the Focus Area: 75% of the Eligible Project Costs

2. **If Total Project Cost is between \$250,000 and \$1,000,000**, the CRA, in its discretion, subject to budget and appropriation, may fund up to the percentages specified below depending on the area;

 Inside Focus Area: not to exceed 75% of eligible project costs
 Outside Focus Area: not to exceed 50% of eligible project costs

3. **If Total Project Cost is between \$1,000,001 and \$5,000,000**, the CRA at its discretion and subject to budget and appropriation, may fund up to the percentages set forth below:

 Inside and Outside the Focus Area: Not to exceed 50% of eligible project costs

For Rehabilitation Projects only, the CRA board may allocate funding for unforeseen contingency in its award which allocation shall not exceed 5% of total project costs and the total CRA funding may not exceed the funding limits under this incentive.

Administrative Approval:

- Not to exceed \$100,000, subject to an advisory board request for review.

Funding Conditions:

- Job Creation and Retention Requirements: Job creation and/or job retention or another approved performance indicator may be a requirement for assistance provided through this program.
- Owner Contribution: The CRA's project contribution cannot exceed the documented contribution of the business/project owner.
- Terms and Obligations: The program award will have ongoing obligations/covenants, which includes, but is not limited to a lien on the applicant's property.
- Special Conditions: There must be a documented selection process for the General Contractors selected for the applicant's project.