



**CITY OF NORTH MIAMI BEACH
COMMUNITY REDEVELOPMENT AGENCY**

Board of Commissioners Meeting
City Council Chambers, 2nd Floor
City Hall, 17011 NE 19th Avenue
North Miami Beach, FL 33162

**June 25, 2015
6:00 P.M.**

NMBCRA Board of Commissioners:

Chairman George Vallejo
Commissioner Anthony DeFillipo
Commissioner Phyllis S. Smith
Commissioner Beth E. Spiegel
Commissioner Frantz Pierre
Commissioner Barbara Kramer
Commissioner Marlen Martell

Staff:

Executive Director Ana M. Garcia
CRA Attorney Steven Zelkowitz
Assistant City Manager Richard Lorber
CRA Coordinator Rasha Cameau

AGENDA

- 1. Call to Order / Roll Call**
- 2. Approval of Minutes:** Regular Meetings: December 2nd 2014 & February 26, 2015
- 3. Public Comment**
- 4. Action Item:** Amendment to TIF Rebate Program to align with new zoning changes
- 5. Executive Director's Report:** PACE Program through Ygrene Energy Fund
Development Updates
Taylor Park Updates
- 6. Next CRA Board Meeting:** July 23rd, 2015 at 6:00pm
- 7. Adjournment**

**CITY OF NORTH MIAMI BEACH
BOARDS AND COMMITTEES MEETING MINUTES**

NAME OF BOARD/COUNCIL: COMMUNITY REDEVELOPMENT AGENCY, BOARD OF COMMISSIONERS

NAME OF PERSON PREPARING SUMMARY: K. MCGUIRE, PROTOTYPE

NAMES OF STAFF, AND INVITED GUESTS PRESENT: CRA COORDINATOR RASHA CAMEAU, EXECUTIVE DIRECTOR ANA M. GARCIA, ASSISTANT CITY MANAGER RICHARD LORBER, CRA CONSULTANT RACHEL BACH, CRA ATTORNEY STEVEN ZELKOWITZ

BOARD MEMBERS: COMMISSIONER/CHAIR GEORGE VALLEJO, COMMISSIONER ANTHONY DEFILLIPO, COMMISSIONER BARBARA KRAMER, COMMISSIONER MARLENE MARTELL, COMMISSIONER BETH SPIEGEL

TYPE OF MEETING: REGULAR MEETING **DATE:** DECEMBER 2, 2014

MINUTES

AGENDA ITEM 1 – Call to Order / Roll Call: 6:00 p.m.

Roll Call: The meeting was called to order at 6:10 p.m. and it was noted a quorum was present.

AGENDA ITEM 2 – Public Comment. At this time Chair Vallejo opened the floor to public comment. As there were no members of the public wishing to speak, Chair Vallejo closed public comment and brought the discussion back to the Board.

AGENDA ITEM 3 – Approval of Minutes: Regular Meeting, October 23, 2014. Commissioner Kramer made a motion, seconded by Commissioner DeFillipo, to approve. In a voice vote, the motion passed unanimously (4-0).

AGENDA ITEM 4 – Action Item: Review and Approval by Resolution of Commercial Property Improvement Program Guidelines and Application. Ms. Cameau explained that the changes requested by the Board at the October 23, 2014 meeting have been included in the revised guidelines. CRA Consultant Rachel Bach reviewed these changes, which are as follows:

- Correction of an error in the previous guideline to allow properties with over 60 ft. and up to 120 ft. of frontage to apply for \$25,000 in funding;
- Modifications to the expenditures allowed by the grant program, including permanent landscaping, exterior painting, and exterior repairs.

Commissioner Martell made a motion, seconded by Commissioner DeFillipo, to approve as amended. In a voice vote, the motion passed unanimously (4-0).

Commissioner Spiegel arrived at 6:12 p.m.

AGENDA ITEM 5 – Action Item: Review and Approval by Resolution of Façade Beautification Program Guidelines and Application. Ms. Bach advised that these amended guidelines also apply only to permanent landscaping and exterior painting and improvements. If 20 grants are approved within one calendar year, the program must be brought before the CRA Board once more.

Commissioner DeFillipo made a motion, seconded by Commissioner Martell, to approve. In a voice vote, the motion passed unanimously (5-0).

AGENDA ITEM 6 – Discussion Item: Review of Implementation Schedule for NMB CRA Plan Update and W. Dixie Feasibility Analysis. Ms. Bach stated that the schedule of projects included in the City's contract with RMA is provided in the members' backup materials. The West Dixie Highway implementation strategy will be presented to the Board in April 2015. The CRA Plan update, which includes the West Dixie Highway implementation plan, will be presented for final adoption by the County in September 2015. RMA will provide the Board and Staff with updates as tasks are completed.

AGENDA ITEM 7 – Executive Director’s Report.

a. RAB Meeting Update

Ms. Cameau advised that the Redevelopment Advisory Board (RAB) met in November 2014, and Bruce Lamberto and Pradel Vilme were once more confirmed as Chair and Vice Chair respectively. She thanked Commissioner DeFillipo for recruiting three potential candidates for RAB membership.

Assistant City Manager Richard Lorber reported that demolition of the building on the former Winn-Dixie site has begun.

AGENDA ITEM 8 – Next CRA Board Meeting: January 22, 2015 at 6:00 p.m.

AGENDA ITEM 9 – Adjournment. As there was no further business before the Board at this time, the meeting was adjourned at 6:20 p.m.

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NAME OF PERSON PREPARING SUMMARY: K. MCGUIRE, PROTOTYPE

NAMES OF STAFF, AND INVITED GUESTS PRESENT: CRA COORDINATOR RASHA CAMEAU, EXECUTIVE DIRECTOR ANA M. GARCIA, ASSISTANT CITY MANAGER RICHARD LORBER, CRA CONSULTANT RACHEL BACH, CITY ATTORNEY JOSE SMITH, CRA ATTORNEY STEVEN ZELKOWITZ, FINANCE DIRECTOR BARBARA TRINKA

BOARD MEMBERS: COMMISSIONER/CHAIR GEORGE VALLEJO, COMMISSIONER BARBARA KRAMER, COMMISSIONER MARLEN MARTELL, COMMISSIONER FRANTZ PIERRE, COMMISSIONER PHYLLIS S. SMITH, COMMISSIONER BETH SPIEGEL

TYPE OF MEETING: REGULAR MEETING **DATE:** FEBRUARY 26, 2015

MINUTES

AGENDA ITEM 1 – Call to Order / Roll Call: 6:00 p.m.

Chair Vallejo called the meeting to order at 6:18 p.m. Roll was called and it was noted a quorum was present.

AGENDA ITEM 2 – Public Comment. At this time Chair Vallejo opened the floor to public comment. As there were no members of the public wishing to speak, Chair Vallejo closed public comment and brought the discussion back to the Board.

AGENDA ITEM 3 – Action Item: Extension Request from Mr. Barry Sharpe of Sharpe Properties for 1672-1698 NE 164th Street & 1540-1572 NE 165th Street. Ms. Cameau explained that property owner Barry Sharpe received two Commercial Property Improvement Program grants for \$25,000 each in June 2014. While the program requires recipients to complete their improvements within 180 days, Mr. Sharpe exceeded this time limit due to the nature of the improvements. He has requested an extension so he may complete these improvements. Both Staff and the Redevelopment Advisory Board (RAB) recommend approval of the request.

Barry Sharpe, Applicant, advised that the improvements included the installation of heavy-duty windows, a new roof, and insulation. Improvements have been completed on the first of his two properties and are currently underway on the second property.

Commissioner Martell made a motion, seconded by Commissioner Pierre, to go ahead and approve the extension of six months for the two properties in question, 1672-1698 NE 164th Street and 1540-1572 NE 165th Street. Motion passed unanimously (4-0).

AGENDA ITEM 4 – Action Item: Reimbursement Request from Rochelle Parrino, 1792-1798 NE 163rd Street & 1830-1836 NE 163rd Street. Ms. Cameau advised that property owner Rochelle Parrino received a grant of \$1750 in September 2012 to re-pave her properties' parking lots. Due to unforeseen difficulties, the project was delayed. In order for Ms. Parrino to be reimbursed, the Board is asked to waive the 180-day requirement as well as approve the reimbursement request. Staff and the RAB recommend approval of the request, which would be funded from the current fiscal year.

Commissioner Martell made a motion, seconded by Commissioner Pierre, to waive the 180 days that are in the CRA requirement. Motion passed unanimously (4-0).

Commissioner Martell made a motion, seconded by Commissioner Kramer, to reimburse Ms. Parrino the \$1750 for properties at 1792-1798 NE 163rd Street and 1830-1836 NE 163rd Street. Motion passed unanimously (4-0).

AGENDA ITEM 5 – Action Item: Extension Request from Law Office of Ivan Schertzer, 16211 NE 18th Avenue. Ms. Cameau noted that this is also a request for extension due to a delay on materials. The Applicant has provided photographs of the property. An extension of three weeks was requested.

Commissioner Kramer made a motion, seconded by Commissioner Martell, to extend the deadline of the request by the Law Offices of Ivan Schertzer at 16211 NE 18th Avenue by three weeks. Motion passed unanimously (4-0.)

Commissioner Smith arrived at 6:27 p.m.

AGENDA ITEM 6 – Action Item: Commercial Improvement Application from Manward Ng, 1246-1258 NE 163rd Street. Ms. Cameau explained that the Applicant wishes to install impact windows and doors and exterior lighting in the retail storefront. He has requested \$25,000 in grant funds to assist with the project, for which the total cost will be \$61,000. The RAB has requested that the Applicant also paint the building at his own cost, to which the Applicant has agreed.

Commissioner Kramer made a motion, seconded by Commissioner Pierre, for a commercial improvement application for Manward Ng at 1246-1258 NE 163rd Street.

Commissioner Spiegel arrived at 6:30 p.m.

The Board discussed the Application, with Commissioner Kramer suggesting that the appearance of the property could also be modernized. Tony Ng, representing Applicant Manward Ng, replied that there are not sufficient funds for additional improvements at this time, as fewer construction discounts are available due to the improving economy. Not all of the properties in the building are currently occupied. Mr. Ng agreed to meet with City Manager/CRA Executive Director Ana Garcia and City Staff to review potential paint colors.

Commissioner Smith requested clarification of the terms of the Commercial Improvement Grant Program. Ms. Cameau recalled that the properties before the Board at this time have not received CRA grant funds in the past, although the Applicant previously received security grant funds for another property.

Commissioner Smith stated that she felt any upgrades receiving CRA grant funds should be intended to bring additional revenue into the City. CRA Attorney Steven Zelkowitz observed that the improvements for which the Applicant has requested funds meet the guidelines of the Commercial Improvement Grant Program. Assistant City Manager Richard Lorber added that recent amendments to the program's guidelines require all improvements to be visible from the exterior of a property, which will contribute to the overall health and vibrancy of the CRA.

Mr. Ng added that when significant improvements are made to a commercial property, the Property Appraiser's Office is notified so it may adjust the property value accordingly. The investment of a significant amount funding in improvements translates to greater tax revenue. Commissioner Smith pointed out that there may be varying definitions of what improvements are considered significant. Ms. Garcia confirmed that impact-resistant windows and doors are considered a significant upgrade.

Commissioner Spiegel asserted that she did not feel the project was complete as presented. Mr. Zelkowitz reiterated that the Application meets the existing criteria, which would mean there are insufficient grounds to deny the request. Mr. Lorber stated that the planned improvements, including floor-to-ceiling impact-resistant windows, will provide a more modern appearance for the building. Ms. Garcia suggested that future improvements could include enhancements to the building's signage. It was clarified that parking will remain in front of the building.

Commissioner Martell advised that she also felt the project should include more improvements to the property, and urged Mr. Ng to consider what other enhancements may be made. Mr. Ng explained that one reason the storefronts are targeted for improvement rather than the building's façade is that the age of the structure has begun to impede the function of the building's doors. He agreed that with more time and money, more improvements may be accomplished later on; however, he noted that construction costs typically outweigh the amount of grant funding available. Mr. Ng also emphasized the need to maintain the property's current tenants.

Chair Vallejo asked if the existing parking plan on the property is legal. Mr. Lorber explained that the line of the State right-of-way runs through the middle of an alley, and prohibits customer parking from infringing upon that right-of-way. Chair Vallejo requested that City Staff review the property survey with the Applicant to determine if other

parking options are available.

Chair Vallejo commented that while the Application meets the current Commercial Property Improvement Grant guidelines, he would also like to see the area being redeveloped and/or reoriented in a way that united some of the properties in the subject area and provided a different parking scheme. The Commissioners discussed improvements made in other municipalities that have had a transformative effect on the properties.

Commissioner Smith stated that although the project meets the stated guidelines, it should remain within the Board's discretion to deny the grant request. Mr. Zelkowitz advised that while the Board may exercise discretion in granting requests, they should consider adding a reference to façade improvements in the program's guidelines if they wish to impose more stringent requirements on the program.

It was noted that the current Commercial Improvement Grant Program line item is \$130,000, which would leave \$105,000 in the program if Mr. Ng's Application is funded. Mr. Ng is the first Applicant for the current fiscal year, with the exception of the extension and reimbursement request granted earlier to Ms. Parrino. Mr. Zelkowitz noted that the Board may fund the request at a lower level if they wished, such as \$10,000 or \$15,000. It was noted that once a property is granted \$25,000 for improvements, the owner may make no further funding requests for that property for five years.

Mr. Ng pointed out that when another property made façade renovations, the cost approached \$300,000, which he noted was far beyond what is available within the grant program or from the owner's out-of-pocket expenses.

Commissioner Smith made a motion, seconded by Commissioner Kramer, to amend the request to \$15,000.

Commissioner Kramer requested an update on the zoning changes planned for the area in which the subject property is located. Mr. Lorber replied that this property will not be affected by the zoning changes, which only extend as far as 15th Avenue. The property lies within a B-2 General Business zoning district, which may accommodate up to 15 stories in height. Commissioner Kramer pointed out that a renaissance is intended for the entire area, which would positively affect property values, and added that buyers may wish to purchase properties such as Mr. Ng's once this renaissance is more thoroughly underway.

Commissioner Smith noted that \$25,000 is roughly 40% of the cost of the improvements Mr. Ng has planned for the property. She felt that he would be able to make some improvements with a grant of \$15,000, and then come back to the Board to request another \$10,000 for additional improvements at a later date. Commissioner Martell added that she would like to see changes made to the property's parking, as well as decorative façade improvements, and suggested that Mr. Ng could look into these changes and bring plans for them back before the Board, including a vision for what the property would look like when they are complete.

Mr. Ng noted that there is only limited funding available on his side for the project, as his costs totaled approximately three years' rent on the properties. He advised that he did not have plans to improve the façade at this time, although this is planned for a later time.

Chair Vallejo commented that he would prefer to see visible and positive changes made in the area, and reiterated that Staff should plan to work with the Applicant to determine what improvements would provide the best use of funds, including potential parking improvements. He added that the CRA may wish to discuss the purchase of multiple properties in the area with the property owners.

It was clarified that the original motion in favor of the Application would include plans for Staff to meet with Mr. Ng and develop a schematic for parking and signage improvements as well as paint colors.

Mr. Lorber stated that a presentation is planned for the CRA Board by Ygrene, which allows both commercial business owners and homeowners to amortize the cost of repairs and then pay it back through property taxes. He felt this program may replace the existing grant program for energy-efficient repairs such as impact windows and doors, which would in turn allow Commercial Property Improvement Program funds to be used for more significant façade, fascia, and other exterior repairs.

Commissioner Spiegel observed that the guidelines for the program may require further amendment, and requested that Staff review these requirements.

Commissioners Smith and Kramer withdrew their motion and second respectively at this time.

The motion to approve the grant request passed unanimously (6-0).

Chair Vallejo and Commissioner Pierre offered to meet with Mr. Ng to discuss ideas for the improvement of the area.

Commissioner Smith advised that she withdrew her motion to reduce the grant amount because she felt the Commercial Property Improvement Program should include guidelines that specifically include cosmetic improvements to property exteriors, as this would allow properties to keep up with ongoing improvements underway by the City and other development in the area.

The Commissioners discussed the program's guidelines, with Mr. Zelkowitz noting that grant funds must be used for improvements intended to alleviate slum and blight. It was further clarified that the Board may waive the guidelines as necessary, as was done to allow the extension requests earlier in the meeting. Guidelines may also be waived if the Board wished to award more than \$25,000 to an Applicant.

AGENDA ITEM 7 – Action Item: FY 14-15 Budget Amendment Presentation.

i. Resolution Approving FY 14-15 Budget Amendment

Ms. Cameau advised that the County Office of Budget and Management recently reconciled the CRA's 2012 tax adjustments, at which time they determined there was a decrease in tax revenues. The County's contribution has been decreased accordingly to \$194,472 for the current year. Staff has worked to reconcile the amount of funds carried over from the previous year, including some of the façade and improvement grants made late in 2014. She noted that additional savings were realized because the CRA did not have to make a payment on the previous \$5 million loan, which has been paid off. The budget has been amended to reconcile these changes, including carryover funds that have increased to \$681,027. Line item changes were included in the Commissioners' backup materials, including renovation costs for Hanford Boulevard, the cost of the West Dixie Feasibility Study, and other items.

Commissioner Martell made a motion, seconded by Commissioner Pierre, to approve [Resolution] 2015-1 CRA Budget Amendment.

Commissioner Spiegel requested clarification of the amount of carryover funds. Ms. Cameau explained that if grant funds were not encumbered through a purchase order under the previous guidelines, they were considered to still be open. Under the current guidelines, once the Board takes action to approve the award of grant funds, a purchase order is immediately opened and the funds are encumbered. This means similar accounting adjustments will not be necessary in the future, and current grant funds are listed under a separate line item from previously encumbered funds.

The motion passed unanimously (6-0).

AGENDA ITEM 8 – Discussion Item: Tax Rebate Incentives. Mr. Lorber explained that this Item is related to the rezoning effort currently underway, which offers both new development rights and additional responsibilities. These responsibilities require developers to provide certain provisions, such as public open space, street networks, parking, and other benefits to the City. The proposal before the Board will place the incentives that are included in the zoning package into the CRA guidelines. These incentives will also be part of the City's zoning Code outside the boundaries of the CRA.

At present, developers may receive up to a 50% increment of tax rebate funding within the CRA. They may also request an additional 25% from the CRA Board. This incentive will be linked to the provision of extra benefits by the developer, such as Leadership in Energy Efficient Design (LEED) certification of buildings, contributions to the public open space fund, provision of public parking or public art, and other benefits. All development within the CRA will contribute to the public infrastructure and streetscape fund in order to earn specific levels of tax rebates, which may

be combined for a total rebate of up to 75%. Mr. Lorber concluded that this Item will be presented as a formal amendment at the next CRA Board meeting.

The Board members discussed the proposal, clarifying that while the 50% rebate for development within the CRA is not new, the requirement of provisions in order to earn this rebate is new. The additional 25% is negotiable, and is determined by the benefits a developer brings to the CRA. The rebates will extend through the life of the CRA, and will expire when the CRA itself expires.

Commissioner Spiegel advised that some incentives on the list should receive a larger percentage rebate, such as the provision of a certain amount of park space in perpetuity. Mr. Lorber replied that he would meet with RMA to discuss the rebates available for some of the provisions before bringing the Item back before the Board.

Commissioner Martell asked if the other Commissioners were interested in a modification to the Commercial Property Improvement Program's guidelines, as discussed under Item 6. It was recommended that applications including plans for the replacement of windows and/or doors be made as part of larger comprehensive improvements to the façade of the building. City Attorney Jose Smith recommended that the Board retain the discretion to overrule Staff's recommendation if they feel the improvements included in an application do not go far enough.

AGENDA ITEM 9 – Next CRA Board Meeting: March 26, 2015 at 6:00 p.m.

AGENDA ITEM 10 – Adjournment. There being no further business to come before the Board at this time, the meeting was adjourned at 7:39 p.m.



North Miami Beach
Community Redevelopment Agency
Tax Increment Recapture Incentive



Program Description

The NMB CRA will use tax increment revenues to encourage economic development in the Community Redevelopment Area.

The NMB CRA is proposing to provide a tax increment recapture to the Owner of a qualifying project. A qualifying project is one that is anticipated to create at least \$2 million in net new taxable value in the first full year following completion.

Provided that the real estate taxes levied on the Property are paid prior to becoming delinquent and the Owner complies at all times with any performance benchmarks referenced below, the Tax Increment Recapture will be provided to Owner on an annual basis through Fiscal Year 2027/28 (the "Recapture Period") beginning on May 1 of the City's Fiscal Year (FY) that commences after January 1 after a C.O. is issued for the project and the Miami-Dade County Property Appraiser assesses the value of the project.

The amount of the Base Tax Increment Recapture shall be 50% of the Net New Tax Increment Revenue generated by the project. If the taxable assessed value of the Property (as determined by the Miami-Dade County Property Appraiser, taking into consideration any allowable adjustments by the Value Adjustment Board) in any year during the Recapture Period exceeds the Base Year Value, the Tax Increment Recapture shall equal 50% percentage of the project's Net New Tax Increment Revenue.

The NMB CRA Board of Directors may award additional Tax Increment Recapture of up to 25% for projects that meet public policy goals, including:

- Inclusion of prioritized or targeted uses (i.e. grocery store, corporate headquarters, cultural institution);
- Job creation (a minimum number of jobs);
- Stimulative activities (inclusion of sidewalk café, minimum hours of operation);
- Other public benefits (open space, infrastructure improvements, transit-oriented development);

In any fiscal year, the Tax Increment Recapture shall be subordinate in all respects to all CRA Debt. At no time will the Tax Increment Recapture exceed 75%.

Each project must demonstrate that the project would not be possible but for the incentive amount requested and must enter into an Economic Development Incentive Agreement with the CRA. The Agreement will include specific deadlines to retain the allocation for the TIF Recapture.

The incentives available through the Tax Increment Recapture Incentive Program shall be available up until the earlier of either one of the following items occurs. The program will be reviewed by the NMB CRA Board of Directors at the earlier of:

1. TIF Recapture Program for the first projects funded up to a total of \$200 million of taxable value; or
2. 36 months from implementation of the incentive (October 16, 2017).

Program and Application Guidelines

Projects wishing to request a Tax Increment Recapture Incentive from the North Miami Beach CRA (NMB CRA) must meet the following criteria:

- Project applicant must demonstrate property control either through ownership or contract for purchase;
- Applicants must submit a letter to the North Miami Beach CRA (NMB CRA) requesting that the Board of Directors consider providing incentive support to the project. The letter must include the following:
 - A copy of a conceptual site plan;
 - A description of the project including use, square footage, and density;
 - Names and qualifications of the principals and key representatives involved in the project. Special emphasis should be given to presenting past experience in public/private partnerships similar to the one that is being proposed;
 - Evidence of the financial strength of the deal to justify the risk of expending public capital, and demonstrated financial capacity of the principals. A lender commitment letter and letters of intent from end users of the proposed redevelopment property are helpful;
 - A defensible market study that demonstrates the high probability of success for the proposed project;
 - Any potential obstacles that the project may face in securing development approvals from the City with regard to the projects compliance with all applicable City, County and State building codes, as well as the City's Comprehensive Plan;
 - A project pro forma demonstrating the tax increment value anticipated by the project;
 - If applying for a 75% reservation of Tax Increment Recapture through this program, please provide a itemized list of public benefits to be provided by the project, per the attached criteria;
 - Any additional information that will assist the CRA Board during their decision-making process;
- Following receipt of a request for incentive support, CRA staff will schedule a kick-off meeting with the applicant to finalize the project information for submission to the RAB and CRA Board;
- Projects will first be reviewed by the Redevelopment Advisory Board (RAB) and then by the CRA Board;
- Award of Tax Increment Recapture is conditioned on site plan approval within one year of award and building permit within two years. Applicants not meeting these conditions will lose any reservation of TIR, but may apply again if funding is still available.
- [Grantees must comply with Section 24.58, Assessments under the MU/TC, MU/NC and MU/EC zoning categories of the City of North Miami Beach Code of Ordinances prior to receiving and tax increment rebate](#)

Per the Tax Increment Recapture Guidelines, projects that meet eligibility requirements ~~shall~~ and comply with Section 24-58, Assessments shall receive a 50% rebate of the net new taxable value created by a project over the base year as established at time of reservation. Projects can also be eligible for an additional 25% Tax Increment Recapture public policy goals and specific criteria as follows:

| Bonus Tax Increment Rebate Schedule and Requirements | | |
|---|---|--|
| Incentive Option | Tax Increment Rebate | Requirement |
| Green Building | 10% LEED Certified or equivalent 15% LEED Silver or equivalent 20% LEED Gold or equivalent 25% LEED Platinum or equivalent | Properties that obtain LEED or Equivalent Green Certification. Developers seeking this option shall incur all costs for certification and create an escrow/cost recovery account so that the City can retain the services of a Green Development Review Agent (GDRA). The developer will have to secure its certification prior to receipt of any tax increment rebates. |
| | 15% Green Roof(s) | In no case shall the applicant receive a tax incentive for green roofs if the applicant is already providing a green roof as part of a LEED or equivalent Green Building certification. At least 75% of the roof space must be covered by the green roof and subject to the requirements as prescribed by the CRA |
| Public Streetscape and Infrastructure | 15% Public Parking | A minimum of 10% above the required parking for the project shall be encumbered for public parking subject to the requirements of the CRA |
| | Up to 25% Infrastructure and Streetscape Improvements | Properties that provide substantial infrastructure upgrades that provide a benefit to more than one property and/or public streetscape improvements as reviewed by CRA and City staff shall be eligible for up to 25% depending on the level and cost of improvements. |
| | Up to 10% Public Art | Properties that incorporate public art visible and/or usable to the public may qualify for up to 10% tax incentives subject to review and approval of the CRA. The level of incentive will also be at the discretion of the CRA |
| Parks and Open Space | 15% Provision of public open space | Properties that develop and maintain a minimum of 4,800 square feet of public open space shall be eligible for a tax incentive. Public open space shall be usable and open to the public for a minimum of 12 hours per day and be constructed per the requirements of the CRA. |