



**North Miami Beach Community Redevelopment Agency**  
(A partnership with the City of North Miami Beach and Miami-Dade County)

**Targeted Industry Attraction Program**

**I. Purpose**

The aim of the Targeted Industry Attraction Program (the “Program”) is to assist applicants within the City of North Miami Beach (the “City”) Redevelopment Area to open and operate a business that is expected to have a strong positive economic impact on the community with an expectation for future growth in employment, services, and product output.

**II. Targeted Industries**

The CRA Board has identified the following businesses eligible for the Targeted Industry Attraction Program:

Phase 1: Microbreweries (including but not limited to kombucha brewery and nanobrewery)

Phase 2: Microdistillery (including other liquors)

Phase 3: Microwinery (including but not limited to cidery and meadery)

**III. Objectives**

The key objectives of the Program are to stimulate employment, increase private sector investment, and promote tourism within the Redevelopment Area in order to revitalize the downtown and major corridors.

**IV. Eligibility Criteria**

- a. Phase funding shall be available;
- b. The business must operate within the Redevelopment Area (See XV below);
- c. The Targeted Industry must be a permitted or conditional use (Contact Community Development Department at 305.948.2966);
- d. Real estate taxes shall be current; and
- e. Any code or building violations shall be brought into compliance prior to the issuance of any funds.

**V. Application**

An application will be prepared by the Executive Director or her designee. At a minimum, the application shall include the following:

- a. Business plan;
- b. How the requested CRA funds will be utilized;

- c. Attestation that applicant shall employ local labor and/or students (such as FIU); and
- d. No less than two quotes for any capital or infrastructure expenses or improvements.

## **VI. Funding Guidelines**

The CRA Board, in its sole discretion, may appropriate all, some, or no funding to an applicant.

## **VII. Eligible Expenses**

- a. Capital equipment (such as but not limited to manufacturing equipment, piping, and water treatment);
- b. City and County permitting fees;
- c. Property acquisition and/or remediation;
- d. Relocation of existing equipment; and
- e. Infrastructure improvements such as, but not limited to, trench drains, HVAC, and sewer.

All work must be performed in a first-class skillful manner in compliance with all applicable Florida, Miami-Dade County, and City of North Miami Beach ordinances, regulations, and building codes.

## **VIII. Clawback Provision**

If equipment is purchased, the CRA will retain ownership of the equipment for a period of time commensurate with the awarded funding, to be determined by the CRA Board.

## **IX. Application Procedure**

Applicants shall follow the steps listed below:

- a. Schedule an appointment with CRA staff to discuss. Please call (305)787-6053 or e-mail [patrick.brett@citynmb.com](mailto:patrick.brett@citynmb.com).
- b. Compile application materials and submit a completed application. Incomplete applications will not be accepted.
- c. CRA staff will review completed applications and schedule a public meeting with the Redevelopment Advisory Board (RAB).
- d. The RAB will review completed applications and make a recommendation to the CRA Board. The RAB Board shall review the applications and make a recommendation to approve, approve with conditions, or deny.
- e. The applicant will be scheduled for the CRA Board meeting. The CRA Board shall review the applications and shall approve, approve with conditions, or deny applications based upon the completed application, the RAB recommendation, staff recommendation, and the Program criteria and objectives. The CRA Board's decision is final.
- f. CRA staff notifies the applicant of the CRA Board decision. Applicants not approved by the CRA Board shall not be eligible to re-apply for this program within one calendar year unless granted a waiver by a vote of the CRA Board.

- g. The applicant may commence with the Targeted Industry Attraction Program after the CRA staff issues a Notice to Proceed. The Notice to Proceed is an email format. CRA staff will send a letter upon request.

## **X. Program Availability**

All applicants must receive CRA Board approval before any funding is released. This Program is subject to availability of funds. There is no waiting list. **Program funding is not guaranteed.**

## **XI. CRA Executive Director Authority**

The CRA Executive Director may modify this Program insubstantially and consistent with the Program objectives and purpose to:

- a. Require additional documentation from the applicant;
- b. Promote transparency;
- c. Create and update the Program's application;
- d. Protect taxpayer money from misuse or potential fraud;
- e. Market and promote the Program;
- f. Issue a Notice of Funding Availability per phase; and
- g. Improve Program efficiency.

## **XII. Redevelopment Plan**

The authority for this Program is contained in the 2015 Amended Redevelopment Plan that was approved by Miami-Dade County Board of County Commissioners ("Financial Incentives for New Businesses" page 25) on March 7<sup>th</sup>, 2017, through Resolution R-213-17, File Number 170254.

## **XIII. Conflict of Interest**

The CRA Board has adopted the Miami-Dade County Conflict of Interest and Code of Ethics standards. Applicants shall be governed by the Miami-Dade County Conflict of Interest and Code of Ethics Ordinance, as amended. Any questions about potential conflicts of interest shall be directed to the CRA Attorney. Applicants with a conflict of interest, as determined by the CRA Attorney, shall be ineligible for the grant program.

## **XIV. Caveats**

**The CRA Board reserves the right at its sole and absolute discretion to:**

- **Reject any and all Program applications;**
- **Postpone or cancel the Program; and**
- **Waive any irregularities in the application submitted for funding.**

**The CRA Board reserves the right to request and evaluate additional information from any applicant after the submission deadline as the CRA Board deems necessary.**

# XV. Redevelopment Area

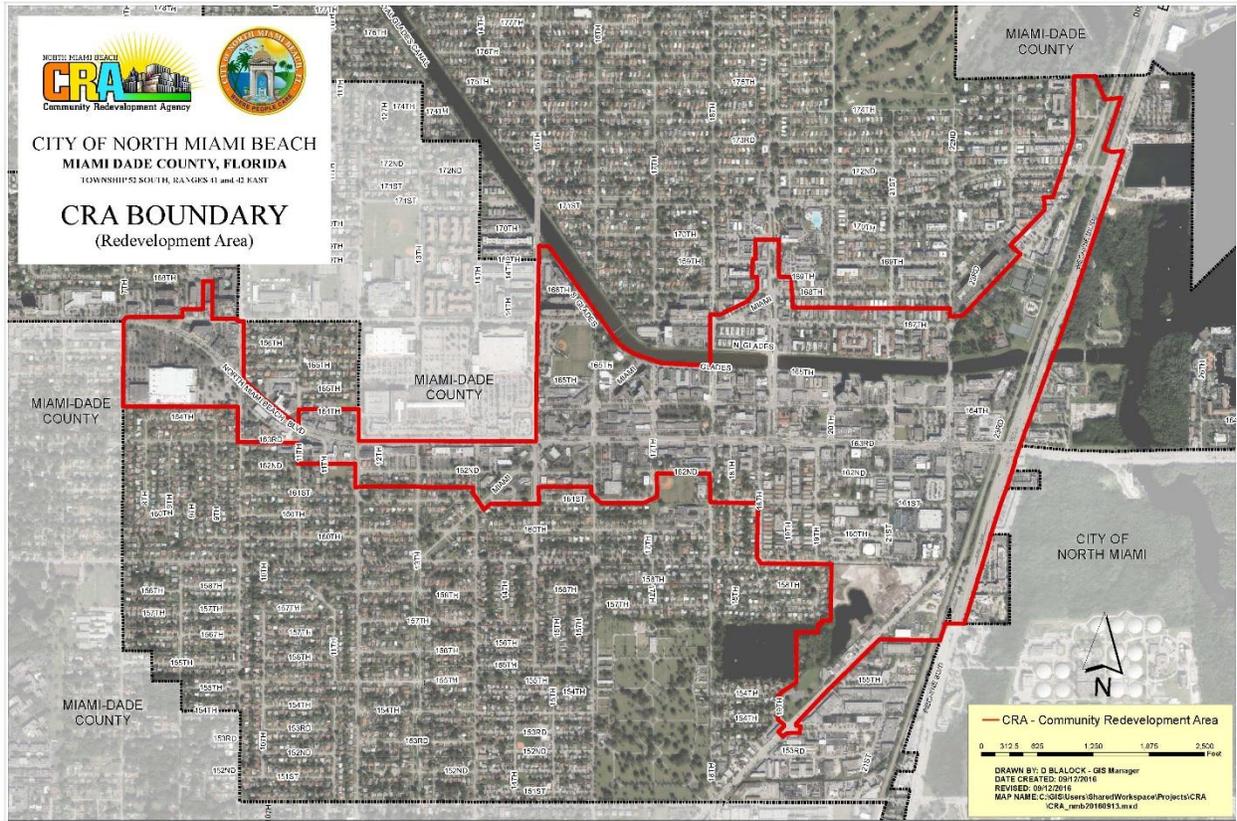


Figure 1-North Miami Beach CRA Redevelopment Area