



## Business Relocation and Incentive Program

### **CRA Overview**

The Fort Lauderdale Community Redevelopment Agency (CRA) was established in 1995 under Chapter 163 of the Florida Statutes. Through the Northwest-Progresso-Flagler Heights CRA (NPF-CRA) Redevelopment Plan, the CRA is authorized to produce plans and encourage activities designed to eliminate and prevent the spread of blighted conditions and develop a work program to aid in the areas rehabilitation, conservation and redevelopment.

### **Program Overview**

The Business relocation and incentive program is designed to support difficult redevelopment projects that cannot be accommodated under other CRA programs. Since not all redevelopment obstacles can be anticipated upfront, this program allows the CRA Board the flexibility to choose from a variety of options to facilitate projects that would not happen without assistance at some level.

### **The intent of the Business Relocation and Incentive Program is to:**

- To ensure property development continues including rehabilitation and renovation of existing buildings
- To assist businesses in relocating to a more suitable location and allow for re-merchandising of vacated space.
- To assist property owners in obtaining the highest and best use in vacant and semi-occupied properties
- To eliminate slum and blighted properties, thus increasing the tax base
- To attract private sector investment into the district
- To increase the employment and residential base of the district

### **Program Types**

#### **Tenant relocation including incentives and tenant replacement**

The NPF-CRA seeks to create a desirable mix of tenants along Sistrunk Boulevard, as well as other areas, to ensure its long time success. The CRA offers assistance with the relocation of tenants with uses on properties within the CRA district that are contrary to the goals of the NPF Redevelopment Plan. This program allows the CRA and property

owners to cooperatively work with existing business and those who wish to locate to the area to create a vibrant area with a critical mass of desired businesses. Financial assistance is available for tenant relocation and/or for the securing of new tenants

### **General Incentives for Business Attraction**

Financial assistance is also available for property owners who wish to make their properties more desirable for lease or rent. Improvements that are eligible include property expansion, a change in layout and/or the addition of amenities. Improvements to vacant buildings or lots are also considered eligible to receive program funds providing a specific use or tenant is targeted and that use or tenant contributes to the desirable mix sought by the NPF CRA

### **Property Acquisition Combined with Incentives**

There are many instances in the NPF CRA district where properties suffer from a mix of obstacles. These can include properties with absentee ownership, financially troubled properties and properties containing dilapidated buildings. These properties could be purchased for land assembly, for resale, or redevelopment and/ or targeted for merchant incentives.

### **Application Process**

Applicants must complete a complete Program Application. The applicant should also review the Scoring Mechanism (Exhibit A) before applying.

This program would work well in conjunction with the Low Interest Loan Program and follows a similar objective regarding development in the District. The two programs should not operate independently of one another since advantages could be missed. Applicants are encouraged to apply for coordinate with Staff regarding the application process.

Projects must comply with CRA Urban Design Guidelines (under development) if located along the Sistrunk Corridor. Because of limited funding, staff from the City's Community Redevelopment Agency will evaluate the submissions and select those that beautify the neighborhood, will be a catalyst for other projects, complement area improvements, and create additional jobs for the area.

The Business Relocation and Incentive Program benefits are contingent upon funding availability and CRA/City approval and are not to be construed as an entitlement or right of a property owner or applicant. Properties in the designated Enterprise Zone or CRA areas are not eligible for CRA/City funded programs when such funding conflicts with the goals expressed in the CRA Strategic Finance Plan or Community Redevelopment Plan.

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