



**Hillsborough County Florida,
Targeted Redevelopment Program
2016-2017**

Building Economic Opportunity through Redevelopment

The *Targeted Redevelopment Program* has been created to assist property owners, business owners, developers and real estate brokers in bringing under-utilized land back into productive use. The Program addresses renovation of viable existing structures for re-use or alternate use and builds upon existing industrial, manufacturing and commercial office assets located in unincorporated Hillsborough County.

A primary objective of the *Targeted Redevelopment Program* is to draw out and encourage private sector investments focused on property and buildings that encourage retention, attraction of new businesses and jobs for our community. The Pilot Project plan establishes economic, real estate and urban design strategies to serve as a foundation for future redevelopment efforts.

Redevelopment Incentives for Pilot Projects Areas consists of the following:

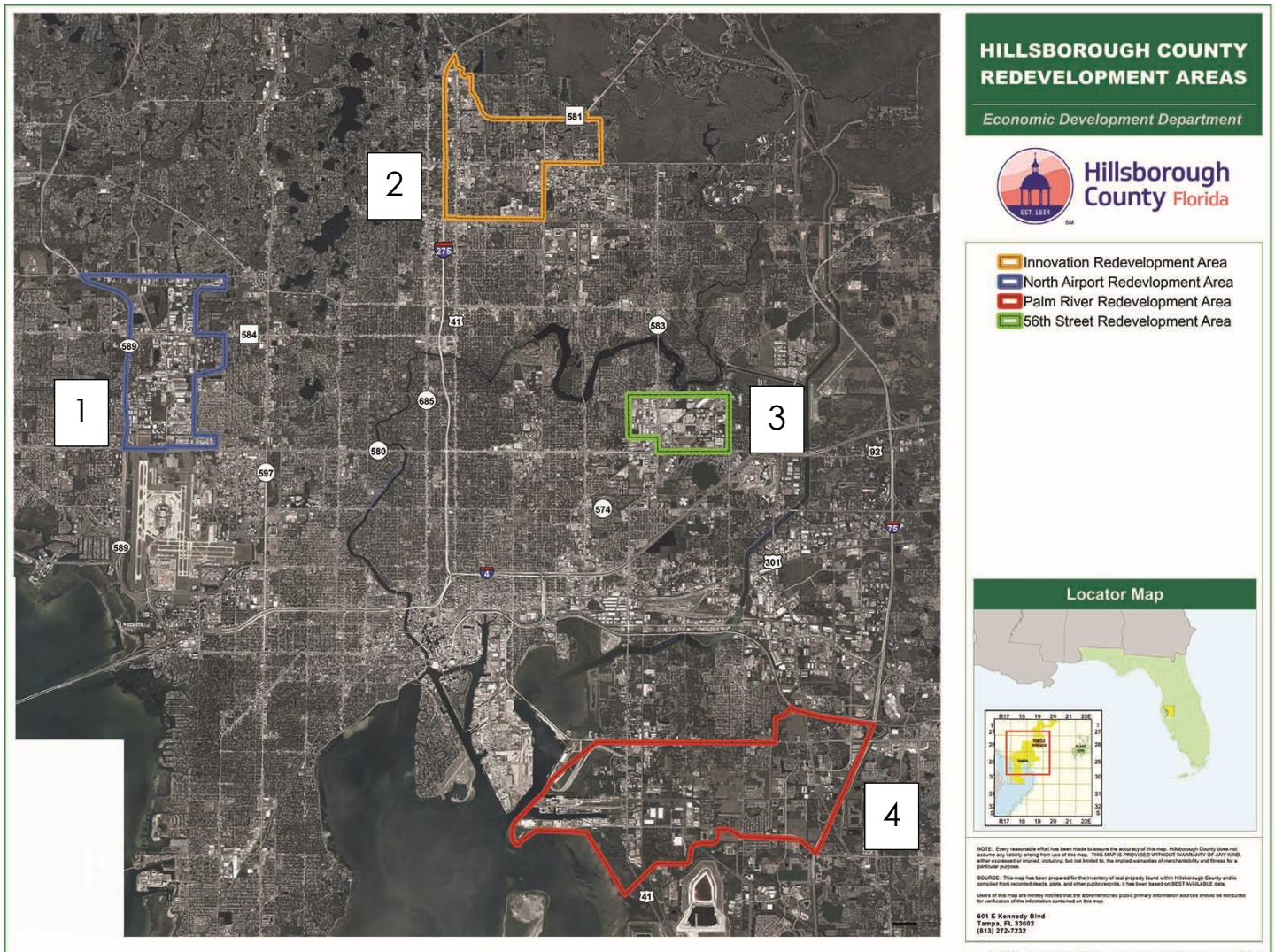
1. **Expedited Site Development and Construction Plan Review Program**
 - Not to exceed 10 working days
2. **Permit and Impact Fee Grant Program**
 - 50% up to maximum of \$50,000
3. **Mobility Fee Buydown Incentive Program**
 - Program under development
4. **Demolition of Distressed Structures Program**
 - 50% up to maximum of \$100,000
5. **Infrastructure Assistance Program**
 - 50% up to maximum of \$100,000
6. **Contaminated Site Assessment and Remediation Program**
 - Up to \$15,000 for Phase II site Assessment,
 - 50% of total RAP and clean-up costs up to \$50,000
7. **Building Exterior Improvement Program**
 - 50% up to maximum of \$100,000
8. **Building Interior Improvement Program**
 - 50% up to maximum of \$80,000
9. **Catalyst Project Incentive Program**
 - 10% of total costs up to \$350,000
10. **Small Business Facade Program**
 - 50% up to maximum of \$50,000

General Eligibility Criteria:

1. Must be office, manufacturing or industrial use, with the exception of the Catalyst Project Incentive which allows Mixed-use, transit-oriented, and significant retail development
2. Property must be located within the Unincorporated County Redevelopment Pilot Incentive Areas
3. Applicant must meet with EDD staff for pre-application meeting
4. Private to public grant funds will be leveraged on a 5:1, or greater basis, if more than one redevelopment incentive program is being applied for
5. Qualified applicants and final grant agreements must be approved by BOCC
6. Applications will be considered / awarded on a first-come, first-served basis
7. The grant funds will be distributed on completion of construction and all work is performed to the satisfaction of the Hillsborough County Building Inspection Division and the ED Department

Note: Please review RPPA Program and Application for detailed eligibility requirements

Pilot Project Areas



1. N. Airport / Anderson Rd. Redevelopment Area
2. University Redevelopment Area
3. N. 56th St. / Orient Rd. Redevelopment Area
4. Palm River Redevelopment Area

For more information:

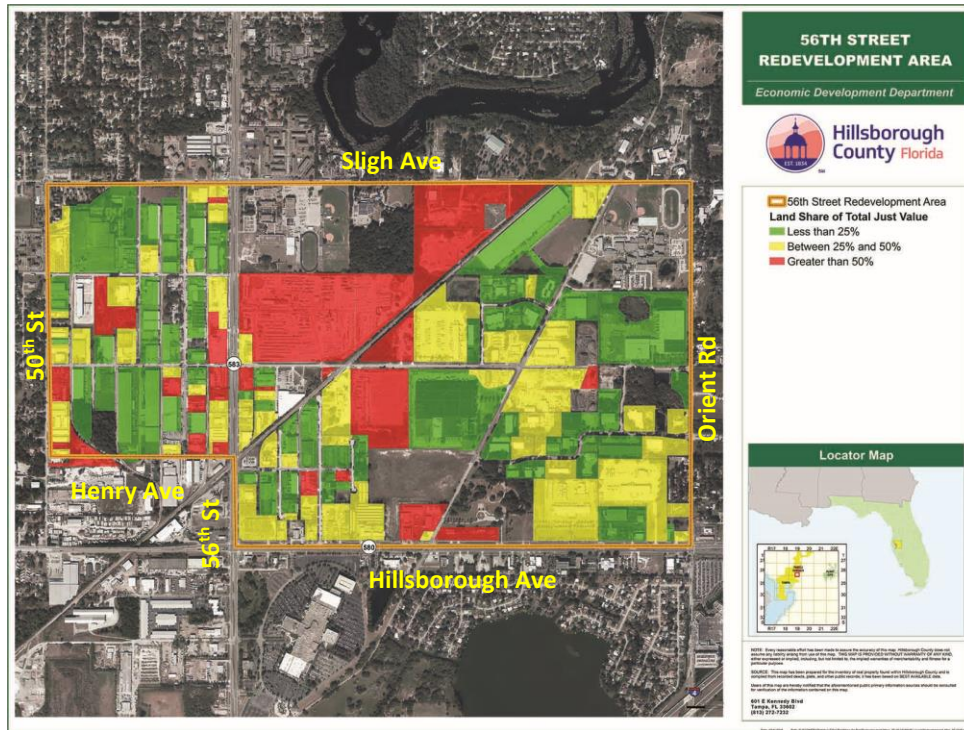
Contact Eric Lindstrom, Competitive Sites & Redevelopment Manager, with Hillsborough County Economic Development Department by phone at (813) 276-2747 or, by e-mail at: LindstromE@HillsboroughCounty.org or, Cecilia Gayle, Redevelopment Coordinator, at (813) 272-9514 or, GayleC@HillsboroughCounty.org

For **Redevelopment Incentives for Pilot Project Areas**: visit our website:

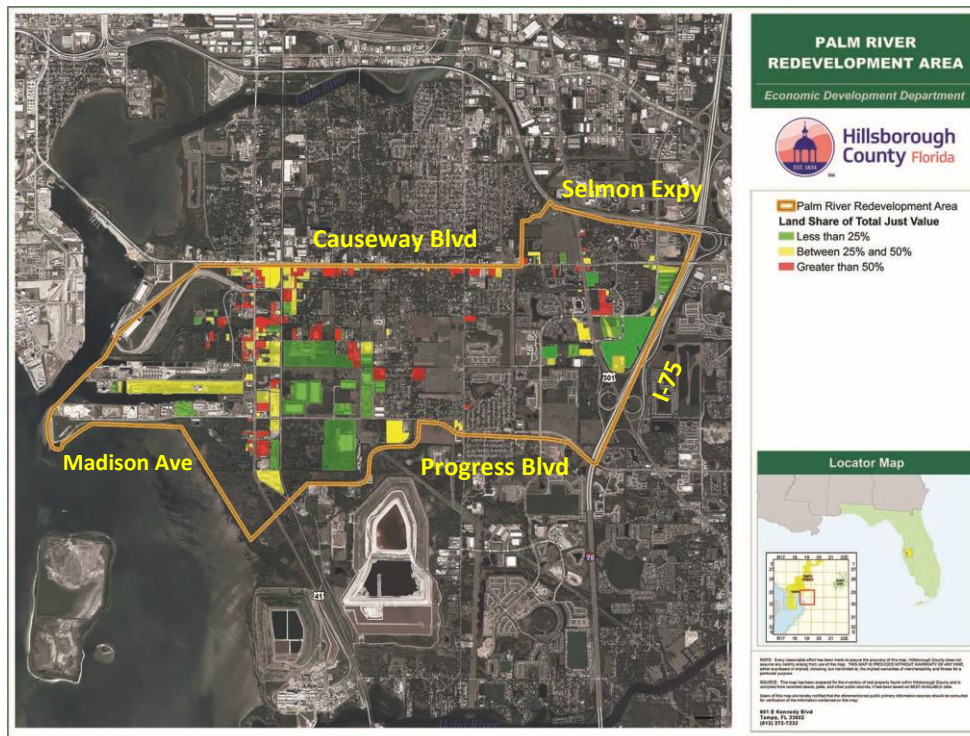
http://www.hillsboroughcounty.org/library/hillsborough/media-center/documents/economic-development/targeted-redevelopment-area-maps/hc-redev_incentives-program_revised--16_8_3clean.pdf?la=en



3. N. 56th St. / Orient Rd. Redevelopment Area



4. Palm River Redevelopment Area



Hillsborough County Redevelopment Incentives for Pilot Project Areas 2016-2017

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Frequently Asked Questions

Q: What is the purpose of the “Redevelopment Incentives for Pilot Project Areas” Program and what are the requirements for eligibility?

A: The *Targeted Redevelopment Program* has been created to assist property owners, business owners, developers and real estate brokers in bringing under-utilized land back into productive use. The Program addresses renovation of viable existing structures for re-use or alternate use and builds upon existing industrial, manufacturing and commercial office assets located in unincorporated Hillsborough County.

A primary objective of the *Targeted Redevelopment Program* is to draw out and encourage private sector investments focused on property and buildings that encourage retention, attraction of new businesses and jobs for our community. The Pilot Project plan establishes economic, real estate and urban design strategies to serve as a foundation for future redevelopment efforts.

Q: What properties qualify for the Redevelopment Incentives for Pilot Project Areas?

A: The Program is available to the property owners and/or businesses of industrial, manufacturing and office buildings and sites based on the following general eligibility criteria:

- Must be office, manufacturing or industrial use, with the exception of the Catalyst Project Incentive which allows mixed-use, transit-oriented, and significant retail development
- Property must be located within the Unincorporated County Redevelopment Pilot Incentive Areas

Q: What is the application process for acquiring a Redevelopment Pilot Incentive Grant?

A: The Program Applicant must:

- Schedule meeting with EDD staff for required pre-application review
- Qualified applicants and final grant agreements must be approved by BOCC
- Applications will be considered / awarded on a first-come, first-served basis
- The grant funds will be distributed on completion of construction and all work is performed to the satisfaction of the Hillsborough County Building Inspection Division and the ED Department

Q: What are the Program funding limits for industrial, manufacturing and office properties?

A: Each of the Programs have an individual investment ratio and grant maximum limit;

- The matching contribution required from the owner for program elements:
 - Expedited Site Development and Construction Plan Review Program
 - No matching contribution required
 - Permit and Impact Fee Grant Program:
 - 50% up to maximum of \$50,000
 - Demolition of Distressed Structures Program, Infrastructure Assistance Program & Building Exterior Improvement Program:
 - Each program -50% up to maximum of \$100,000
 - Building Interior Improvement Program:
 - 50% up to maximum of \$80,000

Q: What Program and funding is available for commercial & retail properties?

A: The intent of the Small Business Façade Program is to encourage improvements to private commercial properties and to enhance the perception of the area as a place conducive to redevelopment investment. Grant funds are available for renovation to front and sides of buildings visible to public streets.

- Small Business Facade Program
 - 50% up to maximum of \$50,000

Q: What is the Catalyst Project Program and what are the funding limits?

A: The Catalyst Project Incentive Program establishes mechanisms to create substantial economic development activity that can be an impetus for targeted development. The program is open to a broad range of innovative proposals including mixed-use, transit-oriented developments and significant retail developments, may be considered.

- Catalyst Project Incentive Program:
 - 10% of total costs up to \$350,000

Q: What is the criteria regarding application for more than one Pilot Incentive Program?

A: The option of "stacking" of program elements is allowable; the overall grant maximum and investment ratio is based on the following;

- Private to public grant funds will be leveraged on a 5:1, or greater basis, if more than one redevelopment incentive program is being applied for
- Private to public grant funds will be leveraged on a 9:1, or greater basis, if applying for the Catalyst Project Incentive Program

Q: What is the reimbursement criteria for the Redevelopment Pilot Incentive Program?

A: The final incentive amount will be a reimbursement calculated from the actual costs incurred as confirmed by invoices and other documentation needed to confirm payment of expenses associated with the project and the satisfaction of a private-to-public investment ratio requirement, if applicable.

- All project permits and authorizations must be acquired and notice of commencement provided to DS and EDD.
- Upon completion of the project, a project inspection is performed by EDD and Development Services to determine project compliance and completion
- A certificate of occupancy, substantial completion, or other acceptable applicable evidence of completion is submitted to EDD
- At completion of construction, documentation of Applicant's matching invoices / expenses must be paid in full and provided to EDD for review, prior to grant fund distribution to occur
- No more than one (1) application for funding per fiscal year
- Applicant cannot reapply for another grant at the same location for a five year period after having received maximum redevelopment incentive funds
- Future funding eligibility is treated cumulatively

Q: Where can I learn more about the Redevelopment Pilot Incentive Program?

A: Details of the Program, eligibility requirements and the Pilot Project area maps are located at <http://www.hillsboroughcounty.org/en/businesses/economic-development/business-development>; Under the "LEARN MORE" header you will find the **Targeted Redevelopment Program** button; under the Program documents header you will find program description, application instructions and maps of the targeted areas;

For more information, contact Eric Lindstrom, Competitive Sites & Redevelopment Manager, with Hillsborough County Economic Development Department at (813) 276-2747 or LindstromE@HillsboroughCounty.org or Cecilia Gayle, Redevelopment Coordinator at (813) 272-9514 or GayleC@HillsboroughCounty.org