

**POMPANO BEACH
COMMUNITY REDEVELOPMENT
AGENCY**



**Pompano Beach
Strategic Investment Streetscape Program
(SISP)**

REV September 2016

**Pompano Beach
Strategic Investment Streetscape Program (SISP)**

For Projects up to \$5,000,000

Policy Principles

The Pompano Beach Community Redevelopment Agency (CRA) will collaborate with private sector businesses, property owners, developers, institutions or civic organizations to expand the investment opportunities that implement the adopted CRA Plan in the area known as the Pompano Beach CRA area. The intent of this CRA program is to encourage the continued redevelopment of the area with emphasis on intensifying the residential density, providing supporting commercial uses and creating an identifiable, cohesive neighborhood. The area's current mix of building types and vacant properties lends itself to a variety of new and/or adaptive reuse opportunities that can form the basis for an exciting mixed-use neighborhood. In close proximity to downtown, a ready market exists for quality residential, retail, and cultural offerings.

The Pompano Beach Strategic Investment Streetscape Program is designed to work in concert with proposed public infrastructure upgrades to create a higher quality environment, enhance resident/property owner involvement and develop a sense of community. It should also assist in determining urban design standards that are compatible with the mix of land uses allowed under current zoning.

The intent of the program is to strategically start in an area where investment is already being made, thereby building on the critical mass necessary to have an economic, visual and social impact. The CRA initial target area is the Downtown Pompano area. The program originally opened November 2009 and will continue with each Fiscal Year Budget approval of the Incentive Programs or until funding is depleted, but may be revised as success warrants.

Commercial businesses within the Pompano Beach Community Redevelopment Agency Phase I target area of Downtown Pompano are eligible to participate in this program. These businesses and/or properties must be located within the following target areas:

- Martin Luther King Business District target area, defined as on Dr. Martin Luther King Jr. Blvd. between I-95 and Dixie Highway,
- Old Pompano Commercial District
- Dixie Highway between NW 4th Street & Atlantic Boulevard

Applicants meeting the location criteria under this program will have preference to ensure maximum impact to the district. As the programming and budget develops in the future, Phase II will expand to other geographic areas.

The intent of the SISP is to:

- Serve as a catalyst to support and stimulate investment.
- Enhance the opportunity for development of a variety of housing types from affordable to market rate
- Encourage quality design to help create an identifiable sense of place.
- Support the development of new economic generator activities in mixed-use environments/facilities.
- Monitor the fiscal and economic impact of the program.
- Create a unified streetscape.
- Special consideration given to LEED certified or green elements.



**Project and Funding Criteria for
Pompano Beach Strategic Investment Streetscape Program**

Eligibility Criteria

All development projects that are less than \$5,000,000 in total estimated costs are eligible to solicit streetscape-matching funds up to a maximum contribution of \$35,000 per folio number based on the following criteria:

- Development requesting funds must meet objectives of CRA Strategic Plan.

- Sidewalk fronting property is replaced as a result of new construction or new sidewalk is constructed if there was no previously existing sidewalk.
- The new or replaced sidewalk must conform to the proposed/adopted CRA design guidelines for the particular street.
- Preference will be given to projects that are connected to existing or funded streetscape elements.
- A Grant Agreement will be executed between the CRA and grantee stipulating to the above criteria.
- Grantee will construct improvements per Grant Agreement and be reimbursed by CRA for its agreed-upon share once Certificate of Occupancy is issued.

Disbursements of the Grant proceeds may be made on a reimbursement basis or paid directly to the Service Provider, in accordance with the Scope of Services attached to application and provided applicant first approves of payment to Service Provider.

Should an applicant choose to engage the services of an agent (individual or company) to assist/represent applicant in this aspect of the process, the expenses for the agent's service will be borne by the applicant. Such expenses are not reimbursable under the terms of any of the CRA's incentive programs. CRA funds cannot be applied to services other than architecture, engineering, etc. related to the construction of the interior or exterior of the building.

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PLEASE READ THE FOLLOWING PRIOR TO APPLICATION SUBMITTAL

- Properties listed for sale may not apply. Properties sold within twenty-four months of receiving grant funding **must repay the full amount**.
- Prior to application submittal, a preliminary review of proposed renovations to property must be completed by the Planning Department.
- After approval process, the CRA will provide the applicant with an approved Grant Agreement for signature. It is recommended that **NO CONSTRUCTION** begin until the Grant Agreement is signed by all parties. Improvements completed prior to approval by the CRA Board, may not be eligible for reimbursement.
- If deemed necessary, the Community Redevelopment Agency (CRA) reserves the right to have the application and its contents evaluated and analyzed by an outside third party including but not limited to; the proposed business plan, partnership/ownership information with equity positions, mortgage on the property, lease agreements, letter of Intent from lending institution and any other documents provided by the applicant.
- If your site plan or application request includes landscaping, the landscaping must be a species and variety of native plants that are drought tolerant, require little irrigation and withstand the environmental conditions of Pompano Beach. Irrigation systems must prevent over spray and water waste and it is recommended a drip irrigation system be installed.
- Property to be improved must be free of all municipal and county liens, judgments or encumbrances of any kind. This provision can be waived by the CRA Board of Commissioners if development plans for said property meets the goals and objectives as set forth in the CRA Five Year Strategic Finance Plan. Upon grant approval, said property must remain free of all municipal and county liens, judgments or encumbrances of any kind under the term of the agreement. All work must commence within 12 months of application approval. If work has not commenced within 12 months, funds will be reprogrammed.

I have read completely and understand the program, including the application guidelines and grant reimbursement process.

Applicant Signature

Date_____

Property Owner (if different)

Date_____

**Pompano Beach CRA
Strategic Investment Streetscape Program
Application Form**

Date _____

1. Address of project requesting CRA investment:

2. Name of Applicant:

Address of Applicant:

Phone:

Fax:

Email:

3. Does the applicant own project property? ☐ Yes ☐ No

If "no" box is checked, when will property be in control (own or long-term lease) of the applicant?

Indicate the owning entity of the property (i.e. name on property title):

4. What is the total estimated project investment?

Current assessed value: _____

New capital investment dollars: _____

Total estimated new assessment: _____

5. What is the percentage (%) amount of ownership equity relative to total estimated investment?

_____ 20% or more

_____ 10% to 19.9%

_____ Less than 10%

_____ None

6. When is it anticipated that construction will begin, assuming project receives funding assistance from this program?

_____ Less than 12 months

_____ 12 to 16 months

_____ 16 to 24 months

_____ Longer

7. Include with this application:

- Two bids/quotes from 2 licensed contractors
- Detailed Budget for entire project
- City of Pompano Beach Business Tax Receipt
- Current Photograph of existing property conditions
- Description of proposed development/improvement to the property
- Preliminary site plan, floor plans and renderings that enable staff to determine quality of design; parking must be included in the site plan and meet current code regulations
- Infrastructure improvements, if any, in either the public ROW or on private property
- Preliminary project schedule
- Tenant makeup
- Resume of developer indicating related development experience
- Business and Financial Information:
 - *Business Plan
 - *Development Pro forma
 - *Mortgage on property. If applicant does not own property, a written authorization from property owner to make changes outlined in the project needs to be provided
 - *Lease agreements with at least 24 months remaining
 - *Letter of Intent from lending institution
 - *Partnership and/or ownership information with equity positions

The Pompano Beach Strategic Investment Streetscape Program benefits are contingent on funding availability and CRA approval, and are not to be construed as an entitlement or right of a property owner or applicant. Properties in the CRA areas are not eligible for City/CRA funded programs when such funding conflicts with the goals expressed in the CRA Strategic Finance Plan or Community Redevelopment Plan.

Authorized Representative

Name

Title

Signature

Date