

## Riviera Beach CRA Economic Incentives Underwriting Criteria<sup>1</sup>

<i>Criteria</i>	<i>Max. Points/ Evaluation</i>			<i>Notes</i>
	<u>Yes</u>	<u>No</u>	<u>N/A</u>	
<p><b><u>The Applicant/Business</u></b></p> <p>Eligibility Checklist:</p> <p>1) Venture will be located in the CRA</p> <p>2) Licenses:</p> <p style="padding-left: 20px;">1) Proof of Legal Business Entity</p> <p style="padding-left: 20px;">2) Proof of Tax Identification</p> <p style="padding-left: 20px;">3) Proof of Occupational License</p> <p style="padding-left: 20px;">4) Proof of any Professional Licenses/Credentials required</p> <p>3) City/CRA Attorney Records Search – no evidence of a lawsuit</p> <p>4) Property Appraisal Records – no evidence of unpaid property taxes</p>				Completeness: Pass/Fail
<p>5) Lien Search / Adverse Records:</p> <p style="padding-left: 20px;">a) Dunn &amp; Bradstreet</p> <p style="padding-left: 20px;">b) City Clerk Property Records Search <sup>5</sup></p> <p style="padding-left: 20px;">c) Police Dept. Records Search <sup>5</sup></p>	<p style="text-align: center;"><b><u>Not Adverse</u></b></p> <p>a) 0 pts</p> <p>b) 10 pts</p> <p>c) 10 pts</p>	<p style="text-align: center;"><b><u>Adverse</u></b></p> <p>a) 0 pts</p> <p>b) 0 pts</p> <p>c) 0 pts</p>		<p><sup>5</sup> Discretionary to determine if improvements will address the adverse conditions (Acutely adverse situations could result in a 5-point deduction)</p>
<p>6. Three or more years of operation in Riviera Beach</p>			5 points	
<p><b><u>The Project</u></b></p> <p>1. Elimination of Blight:</p> <p style="padding-left: 20px;">a) Improves a dilapidated, deteriorated, aged or obsolete structure or roof; or internally improves mechanical system, plumbing, and HVAC system</p> <p style="padding-left: 20px;">b) Addresses adverse environmental conditions</p>			<p>a) 5 – 20 points</p> <p>b) 5 - 10 points</p>	See Blight Table below

<sup>1</sup> **Applicable to Property Improvement, Properties of Distinction, Business Relocation Assistance, Rental Assistance and Beatification Incentive Programs. Modifications in award selection criteria may apply and is explained in the Agency’s Economic Incentives Procedural Manual.**

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2. TIF Increase:  a) Proof of applicant's investment in excess of 1:1 Match	10 points	
3. Local Preference: a) The project's tenant has a signed long-term lease and is a Riviera Beach resident	35 points	Local Tenant will be required to furnish Proof of Domicile in order to receive points
<p><b><u>Community Development Impacts</u></b> Attraction of Goods &amp; Services:</p> <ul style="list-style-type: none"> <li>a) Healthy Food Choices (Grocery Stores, health-conscious eateries, etc.)</li> <li>b) Health Care Services (Medical, Dental, Elder Care, etc.)</li> <li>c) Retail &amp; Leisure (dine-in restaurants, cultural arts establishments, etc.)</li> <li>d) Hospitality (Hotels, themed establishments, cruise lines, destination spas, etc.)</li> <li>e) Education (Charter Schools, Childcare, Youth Programs)</li> <li>f) Marine Industry</li> <li>g) Green Industry (Solar, Green Batteries, Energy Mgmt Companies, etc.)</li> </ul>	5 points	Points based on primary industry code or organization mission if the applicant is a not-for-profit.
<p><b><u>Economic Impacts</u></b> Jobs Created/Retained: <b>New Business, Relocation or Expansion:</b></p> <ul style="list-style-type: none"> <li>a) enterprise hires 5 employees or more</li> <li>b) evidence that at least 20% the enterprise's employees (non-owners) have salaries above the Living Wage (\$11 per hour)</li> <li>c) evidence of the utilization of PBC Career Source Job Training Incentive Programs <sup>7</sup></li> </ul>	5 points 5 points 5 points	<sup>7</sup> Employed Worker Training, On-the-Job Training, Incumbent Worker Training, and The Quick Response Training Program

<p><b>Existing Business Impact:</b>  a) More than four (4) employees residing in Riviera Beach  d) evidence that at least 20% the enterprise's employees (non-owners) have salaries above the Living Wage (\$11 per hour)</p>	<p>5 points 5 points</p>	
<p><b>Contractor Selection:</b>  Evidence that contractor(s) domiciled in Riviera Beach received work (valued at % of total contract) on the improvements done on the project.</p>	<p>25% 5 points  50% 10 points  75% 20 points</p>	<p>It is the RBCRA Commission's desire for Grant Recipients to fully utilize the services of local contractors to all of the remodeling work and improvements required in each project, consequently, applicants are ardently encouraged to utilize <b>local Riviera Beach-based contractors</b> for every job/task associated with the successful completion of their project(s).</p>

\* An application has to achieve a minimum score of 10 points in the Applicant/Business Eligibility Checklist to be eligible for consideration to receive an incentive.

*Blight Criteria*

Points Assigned →	0 - 5	6 - 10	11 - 15
<p><b>Location:</b>  On a major corridor  On a secondary corridor</p>	<p>n/a ✓</p>	<p>✓ n/a</p>	<p>n/a n/a</p>
<p><b>Condition of Building &amp; Site:</b>  Shell is dilapidated  Shell is aged/deteriorated  Unattractive/Cosmetic Blemishes  Attractive/Cosmetic</p>	<p>n/a n/a ✓ ✓</p>	<p>n/a ✓ ✓ n/a</p>	<p>✓ n/a n/a n/a</p>