

City of
Melbourne
The Harbor City



MEED PROGRAM

Melbourne Economic Enhancement District

Guidelines & Administration Process

Community Development
900 E. Strawbridge Ave
Melbourne, FL 32901
Telephone: (321) 608-7500
Email: P&Z@melbourneflorida.org

Two Part Incentive Program

The program incentives consist of two separate State initiatives. One set of incentives focuses on economic development and redevelopment opportunities offered through Enterprise Florida. Enterprise Florida works under the auspices of the Governor's Department of Economic Opportunity (DEO). A second set of incentives are offered through the Florida Department of Environmental Protection (FDEP), for redevelopment projects that also remediate contaminated sites. The programs may be used separately or together depending upon the individual project. City of Melbourne staff, in cooperation with appropriate state agency, will provide the applicant with the technical assistance to navigate the program.

Economic and Redevelopment Incentives

Various criteria considerations have been established under Florida Statutes and the Department of Economic Opportunity. The applicant will need to meet with the City of Melbourne and a representative of Enterprise Florida in determining eligibility.

Brownfield Redevelopment Bonus Refund

- Tax refund of \$2,000 to \$2,500 for each new eligible job created at qualifying sites within the MEED.
- General eligibility
 - Project is a new business or expansion of an existing business within the MEED.
 - Creation of ten or more full-time equivalent jobs.
 - Qualified Target Industry business, **(FS 288.106)**; or a business that can demonstrate fixed capital investment of \$2 million in mixed-use business activities.
 - Must be either a brownfield site under a rehabilitation agreement with FDEP, or adjacent to a site under a FDEP rehabilitation agreement

Sales Tax Exemption on Building Materials for a "Mixed-Use Project" or "Housing Project"

- Tax refund on building materials for a certified mixed use project or housing project through the Department of Revenue.
- "Mixed-Use Project" and "Housing Project" are defined in **(FS 212.08)**.
 - Minimum of 20% of the square footage for "affordable housing".
 - Affordable - up to 120% of median household income **(FS 420.0004)**.

Brownfield Areas Loan Guarantee Program

- Significant brownfield redevelopment projects meeting criteria outlined in (FS 376.86); reviewed by the State of Florida Brownfield Areas Loan Guarantee Council.
- Redevelopment projects may be eligible for a limited five-year guarantee of 50% of the primary lenders loans for the project, or 75% if “affordable housing”.

Environmental Remediation Incentives

Incentives are available through the Florida Department of Environmental Protection (FDEP), when a property owner enters into a brownfield site rehabilitation agreement (BSRA).

BSRA Tax Credit Program

- Florida corporate income tax credits up to \$500,000 for environmental remediation:

TAX CREDIT TYPE¹

	SITE REHABILITATION	SITE REHABILITATION COMPLETION ORDER (SRCO)	AFFORDABLE HOUSING	HEALTHCARE	SOLID WASTE
APPLICATION FREQUENCY	ANNUALLY	ONCE	ONCE	ONCE	ONCE
MAXIMUM CREDIT FOR COSTS INCURRED AND PAID FROM 07/01/1998 TO 06/30/2006	35%: \$250,000	10%: \$50,000	N/A	N/A	N/A
MAXIMUM CREDIT FOR COSTS INCURRED AND PAID AFTER 06/30/2006	50%: \$500,000	25%: \$500,000	25%: \$500,000	N/A	50%: \$500,000
MAXIMUM CREDIT FOR COSTS INCURRED AND PAID AFTER 12/31/2007	50%: \$500,000	25%: \$500,000	25%: \$500,000	25%: \$500,000	50%: \$500,000

Clean-up Liability Protection

- BSRA liability protections are provided for under (FS 376.82).

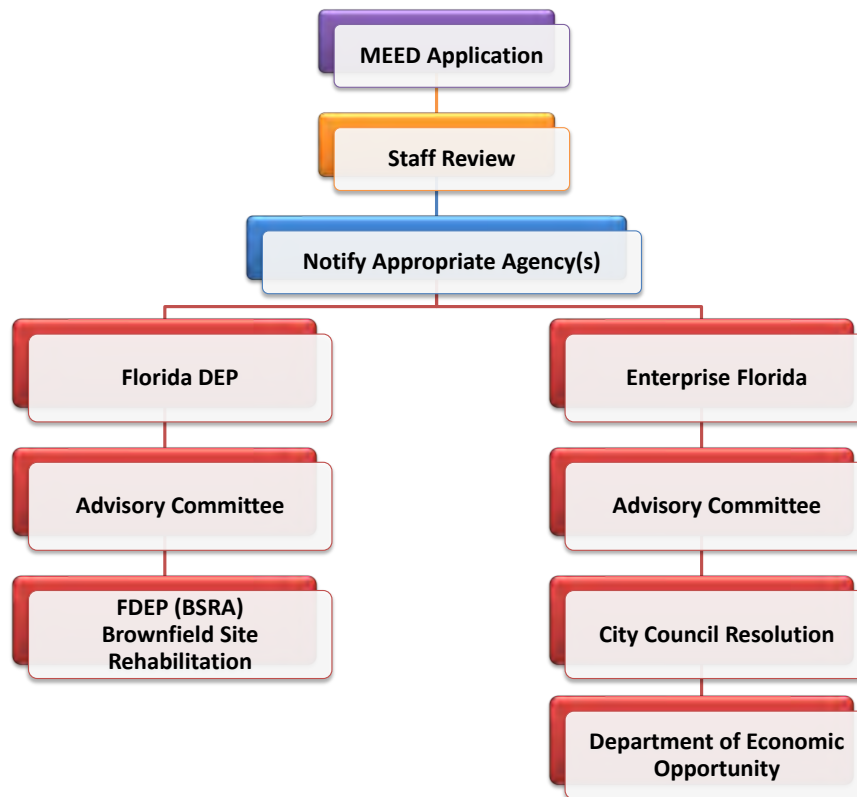
Technical Assistance

- FDEP dedicated staff expedite technical review process for BSRA.

Administrative Process

The program application will provide City staff preliminary information to review the applicant's eligibility for assistance through the appropriate agency. An applicant may qualify for incentives through one or both state agencies. An application fee will be required at the time of application to cover administrative costs and notification requirements. If it is determined that the project will not qualify for funding, the application fee will be reimbursed. If it is determined that a project may qualify for funding, City staff will schedule a meeting of the MEED Advisory Committee, and fulfill statutory notification requirements.

MEED Program Flow Chart



Once an applicant has been approved for incentives through the state agency, the applicant will work directly with the respective agency to receive funding.

MEED Advisory Committee

All applications are required to be reviewed by the MEED Advisory Committee. For applicants seeking incentives through FDEP the applicant must submit a copy of the draft BSRA. Florida Statutes require the Advisory Committee to review the draft agreement and when appropriate, provide comments to City Council prior to finalizing the agreement with FDEP. Any comments regarding the BSRA will be incorporated into the minutes and sent to FDEP.

For applications seeking incentives through the DEO, the applicant will need to provide the Advisory Committee with copies of information which were submitted to Enterprise Florida. The Advisory Committee will review the information provided by the applicant and make a recommendation to City Council. A resolution of support from City Council is a program requirement of DEO.

The MEED Advisory Committee will also review brownfield designation requests from property owners that are not within the MEED program area. The advisory committee will review the applicant's redevelopment plans. The Committee's recommendation will be forwarded to Council along with the resolution proposing the designation area.

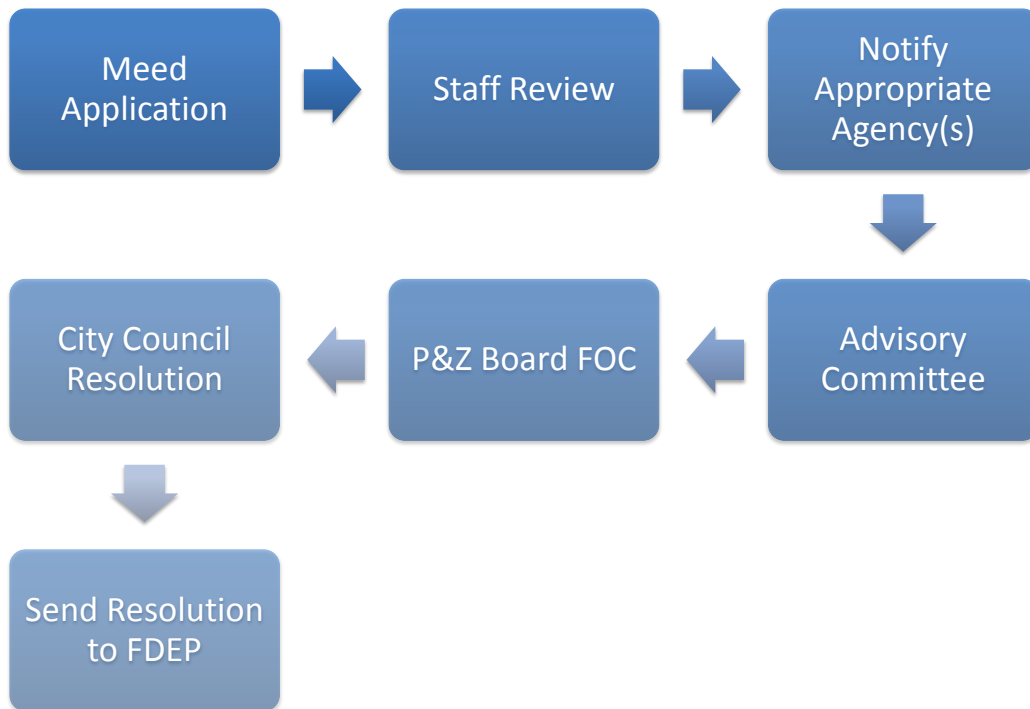
Brownfield Area Designation Requests Outside of the MEED

As provided through Florida Statutes, a property owner may initiate a brownfield area designation when they have a site where redevelopment is complicated by actual or perceived environmental contamination. The local government **shall** designate the area provided the person who owns or controls the brownfield site is proposing to rehabilitate and redevelop the property **(FS 376.80(2)(b))**. The BSRA may also require that a minimum of five full time jobs be created as a result of the designation. Additionally, the person proposing the area for designation must be able to demonstrate the financial ability to carry out the BSRA.

A designation request will also require a Finding of Consistency with the Melbourne Comprehensive Plan. Therefore, an applicant will have the additional requirement of presenting their designation request to the Planning and Zoning Board. An applicant for

a brownfield area designation will be required to pay the additional cost associated with the required legal advertisement.

Brownfield Designation Flow Chart



**CITY OF MELBOURNE
MELBOURNE ECONOMIC ENHANCEMENT DISTRICT (MEED)
PROGRAM APPLICATION**

City of Melbourne



Date Received _____ Project Review No. BR-_____

1. General Information

- a. Applicant: _____ Phone: _____
Legal Status: _____ Fax: _____
Address: _____
City/State: _____ Zip: _____

- b. Representative: _____ Phone: _____
Address: _____ Fax: _____
City/State: _____ Zip: _____

- c. Property Owner: _____ Phone: _____
Address: _____ Fax: _____
City/State: _____ Zip: _____

2. Project/Site Information

- Project Name: _____
Address: _____
Township _____ Range _____ Section _____ Subdivision _____
Block _____ Lot(s) or Parcel(s) _____
Tax Account Number (s): _____
Property Size (acres/square feet) _____
Zoning: _____ Land Use: _____

****Attach map showing location of property.**

3. Proposed Project Description

4. Environmental Status (if known):

5. Proposed Capital Investment: _____

6. Proposed Job Creation: _____ (Jobs)

7. Average Wage Fulltime Equivalent: _____

8. Benefits: _____ Yes _____ No

9. Are you seeking other economic development incentives from the County, City, State?

10. What incentives are you seeking through the MEED Program?

_____ Application Fee: _____

_____ Legal Ad Fee (if applicable) _____

(SEE GUIDELINES FOR SUBMITTAL REQUIREMENTS)

The applicant is reminded that this application shall be considered public record of the City of Melbourne

_____ I AM THE AUTHORIZED AGENT

The undersigned affirms that the information contained in this application is true and accurate.

_____ DATE

_____ SIGNATURE OF APPLICANT/REPRESENTATIVE

FOR CITY USE ONLY:

CRA: _____

AIRPORT: _____

Additional Comments:

