

Palm Beach County Department of Economic Sustainability

# SUSTAINABILITY FOCUS



Glades  
Region  
Master  
Plan



## Glades Public Workshops Set to Discuss Master Plan

The **Glades Region Master Plan** is a community-driven process that will craft a blueprint for economic development and redevelopment, focusing on major employment centers including the proposed Intermodal Logistics Center.

Two workshops have been scheduled to provide a forum for Glades residents to learn, ask questions, and make suggestions about the plan components, the results of current studies and recommendations for infrastructure improvements.

### Saturday, Nov. 2, 2013 – Belle Glade

9:30 a.m. – 3:00 p.m.

Palm Beach State College  
Technical Education Center, Rm. 109  
1977 College Drive, Belle Glade

### Saturday, Nov. 16, 2013 - Pahokee

9:30 a.m. – 3:00 p.m.

City Commission Chambers  
360 East Main Street, Pahokee

During the week following each workshop, a project team will set up a planning studio at the above locations to provide an open forum for members of the public to visit at their convenience to ask questions, learn more and provide input. The workshops and design studios are a key element to the public participation process and are intended to keep Glades neighborhoods engaged, informed and involved in the planning process.

**Spread the word...**

For continuing updates on the development of the Glades Region Master Plan, visit the DES site [www.pbcgov.com/des](http://www.pbcgov.com/des) and click on this button.

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## *Creating Jobs, Preserving History:* Old Belle Glade City Hall Economic Development Project Moves Forward



BI Development Group, LLC plans to renovate the historic Belle Glade City Hall to create a mixed-use development consisting of five residential units on the second floor and a retail/restaurant space on the ground floor.

The \$2.57 million project received leveraged financing through the county's Section 108 Loan Program, the Energy Revolving Loan Fund, and a grant through the Brownfield Economic Development Incentive Program to redevelop the site. The property, which is located in the Avenue A Revitalization Corridor, is registered as a historic landmark with the U.S. Dept. of the Interior and the Florida Division of Historical Resources.

The renovation of this derelict structure to a productive use while preserving its historic features, is crucial to the success of Avenue A's revitalization efforts. The project is expected to create 32 full-time jobs and 137 construction jobs. The projected five-year economic impact is \$19 million.

County business loan programs have assisted projects totaling more than \$84 Million

LOANS THROUGH COUNTY PROGRAMS: \$23,303,794

LEVERAGED PRIVATE INVESTMENTS: \$60,727,290

## \$1.5 M Facility Brings Medical Records Technology to Pahokee



EHR Tech LLC, developers of a medical record-keeping software system that serves Congressionally-mandated standards for the medical profession, plans to acquire and renovate a building in downtown Pahokee to serve as their headquarters and distribution center.

The project is receiving financing toward working capital and equipment through the county's Section 108 and Rural Loan Programs, along with a grant from the HUD Brownfield Economic Development Incentive (BEDI) Program toward the renovation of the site.

This new high tech industry to Pahokee will create 31 full-time jobs within five years.

## Industrial Revenue Bonds

Palm Beach County's Industrial Revenue Bonds (IRB) Program provides low-interest and long-term financing for qualified businesses that are looking to expand manufacturing facilities. Additionally, tax exempt 501-C-3 bonds are available to raise capital for fixed asset financing for non-profit entities.

In an effort to increase opportunities to leverage financing and spur economic development, Palm Beach County has developed a program to pair IRB funds with Section 108 loans for working capital. **This is the first formal program of its kind approved by HUD, which leverages bond proceeds with Section 108 funds.**

To learn more about IRBs and bond financing, please contact DES Business Investments staff at (561) 233-3675.

## Audio Dealer AMERICA'S SOUND Completes New Manufacturing Facility in Belle Glade

America's Sound, the only direct dealer in Palm Beach County for major audio equipment suppliers including Pioneer, JVC, and Kenwood, has just completed construction of its new manufacturing and distribution facility on West Avenue A in Belle Glade.



The \$900K project received financing assistance through the county's Section 108 and Energy Loan Programs along with a BEDI grant toward working capital and fixed assets. The company's expansion will create 35 new full-time jobs.

## Gold-Accredited Kiddie Haven Pre-School to Expand with County Help



Kiddie Haven Pre-School, Inc., located on Gulfstream Road in the village of Palm Springs, is working toward its second expansion with the help of the county's Section 108 Loan Program.

The school's new 10,000-square-foot facility will enable them to serve 188 children in daycare, after school, summer camp and State-funded Voluntary Pre-Kindergarten programs. Florida's Dept. of Children and Families has designated it a Gold Accredited School, which is the State's highest rating.

## Housing Investments



## HOME Funds Create Housing for Veterans, Low Income Families

On September 10, the County Commission awarded \$2.9 million in federal HOME Investment Partnerships Program (HOME) funds to provide gap financing to four projects that will construct affordable housing targeted to veterans, the disabled, the elderly, and low-income families.

- **Heron Estates** – a 75-unit rental apartment community in Riviera Beach for military veterans with special needs and their families. The project developer is Related Urban in partnership with Mosnar Group LLC, Volunteers of America Florida, and the Riviera Beach Housing Authority.



- **La Joya Villages** – a 55-unit rental apartment complex in downtown Lake Worth for low-income families, with preference given to military veterans. Realtex Development Southeast and the Community Land Trust of Palm Beach County are developing the \$11 million project that will include numerous amenities and energy-efficient features and appliances.
- **Covenant Villas** – a 144-unit affordable rental community in Belle Glade will undergo extensive renovations following damage sustained from Hurricane Wilma and resulting deterioration.
- **Parkview Manor** – the Riviera Beach Community Development Corp. will purchase properties and construct seven new energy-efficient homes for sale to low-income families as part of a neighborhood restoration project.  


## Federally Funded McClure Village Reconstruction Nearly Complete

McClure Village, a 75-unit multifamily rental community in Pahokee will soon celebrate the completion of extensive renovations and the construction of new units thanks to more than \$5 million in U.S. Dept. of Housing and Urban Development (HUD) Disaster Recovery Initiative (DRI) and Neighborhood Stabilization Program 3 (NSP3) funds.

The community suffered extensive damage from Hurricane Wilma in 2005. With the economic downturn that followed, affecting the Pahokee Housing Authority's ability to make repairs, conditions deteriorated further.

Under the DRI program, the housing authority constructed hurricane-hardening improvements in the units and constructed an additional 11 new units.

Through an award of NSP3 funding, Housing Trust Group, LLC developed another five (5) new units. A ribbon cutting ceremony is planned for November 6.



McClure Village – BEFORE



McClure Village – AFTER

## Pine Run Villas to Celebrate Grand Opening on November 14



The Board of County Commissioners and Housing Trust Group, LLC will celebrate the completion of Pine Run Villas with a 10:00 a.m. ribbon cutting on November 14 at the project site on Melaleuca Lane, just west of Haverhill Road in suburban Lake Worth.

The \$13.5 million affordable rental project received \$5.5 million in loan financing from the county through HUD's NSP2 and HOME programs.

With 63 townhome-style villas, energy-efficient features, and recreational area with a clubhouse and pool, the development offers working families a superior rental product at below market rates.

## Housing Tax Credit Applications Now Available

DES has announced the availability of \$1,000,000 in County affordable housing loan funding to serve as the required local match for Housing Tax Credit Applications submitted in response to the Florida Housing Finance Corporation's (FHFC) upcoming 2013



Request For Applications (RFA). **The deadline to submit a letter of interest is Tuesday, October 29, 2013 at 5:00 p.m.** These funds, pending County Commission approval, will be loaned to up to five (5) affordable housing developers who receive an allocation of Housing Tax Credits from the FHFC's 2013 RFA.

**Over the past three years, Palm Beach County has helped more than 5,000 people attain safe, high-quality, affordable housing.**



## Community Redevelopment

### Action Plan Adopted for 2013-14

**Palm Beach County's Action Plan** fulfills a HUD requirement for grantee jurisdictions to outline how annual formula allocations of an anticipated \$7.9 million will be used to address the goals and objectives to benefit low- and moderate-income persons, as set forth in the County's Five-Year Consolidated Plan.

For the ensuing fiscal year, goals include, but are not limited to:

- Rehabilitating and constructing affordable rental units
- Assistance to emergency and transitional homeless shelters
- Provision of homeless prevention services
- Demolition of structures and clearance
- Improved parks and recreational facilities
- Improved water/sewer, street and sidewalk, and storm water drainage infrastructure
- Provision of services to the disabled, for child care, health services, housing counseling, to victims of domestic violence, and for abused/neglected children
- Economic development assistance and operation of a micro-loan program



DES is the lead agency responsible for the consolidated planning process utilized in the development of the Action Plan. This process involves collaborating with municipalities, and other county departments, non-profit agencies, and the general public.

Looking for the best site for your business relocation or expansion? Our real-time research tool will help you locate future and existing land uses, zoning districts, North American Industry Classification Systems (NAICS) codes, census data, enterprise zones, ownership and property tax information, and more.  
<http://maps.co.palm-beach.fl.us/edo>



PBC Interactive now includes existing and future land use designations for all 38 municipalities. Recent additions include a new layer for Traffic Analysis Zones, new print layouts for maps, and current 2013 Aerials.

A monitoring feature has recorded 2,293 visits to the site in the past four months.

**Projects assisted through DES since FY2012 have a projected five-year economic impact of \$4.9 billion.**

### Palm Beach County Business Partners

**The Business Development Board of Palm Beach County, Inc.** is the County's marketing arm for recruiting, retaining and expanding businesses. They work closely with DES and Enterprise Florida to offer incentive packages to businesses that commit to make a capital investment in Palm Beach County and to create and retain full-time jobs at competitive salaries.  
<http://www.bdb.org>



**The Black Business Investment Corporation (BBIC)** is a non-profit organization located in Riviera Beach, which provides business loan guarantees, bonding, equity capital, job opportunities and other business services to qualified businesses owned by black citizens. The BBIC also provides training and educational programs in cooperation with area partners. Email John Howard at [pbcbbic@att.net](mailto:pbcbbic@att.net).



**Enterprise Development Corporation (EDC)** provides entrepreneurial support services to high growth potential companies across multiple industries to create a vibrant, innovation-based economy in our region.  
<http://www.edc-tech.org>

### Office of Small Business Assistance

*Small Business is Big Business in Palm Beach County.*

The Office of Small Business Assistance (OSBA) works with DES to promote economic growth, expansion and increased productivity of small business enterprises. Visit their site at [www.pbcgov.com/osba](http://www.pbcgov.com/osba) to find out more about their certification programs and guidelines for starting a new business.



**The TED Center** is a non-profit organization that supports the successful development of entrepreneurs, small companies, and start up businesses. For more information about TED's services, visit <http://www.tedcenter.org/>.

**Workforce Alliance** is chartered by the State to lead workforce development in Palm Beach County. Their programs help local companies train and retain workers, and they offer scholarships to help employees update their skills or train for a new career in a high-demand field. For more information, visit [www.pbcalliance.com](http://www.pbcalliance.com).

