

SUSTAINABILITY FOCUS

Business Development • Housing Assistance • Community Redevelopment

Fall 2012

Our Mission: To advance community sustainability by increasing economic competitiveness and improving the elements that create a high quality of life for Palm Beach County's residents

Look What's Happening in Downtown Belle Glade



Muslet Brothers' retail space now under construction displays a handsome façade along this Belle Glade commercial corridor

Muslet Brothers received \$1.3 million in Section 108 loan and Brownfield grant funds toward the construction of a 10,000 sq. ft. building and working capital. The \$2.2 million project is expected to create 38 full-time jobs within five years.



America's Sound - audio distributor and manufacturer will expand in Belle Glade through more than \$800,000 in Section 108 and Energy loan and Brownfields grant programs. The company is the only direct dealer in Palm Beach

County for major audio equipment manufacturers including Alpine, Pioneer, JVC, and Kenwood, and serves local automobile dealerships such as Maroone Chevrolet and Lexus of Palm Beach.



Glades Plaza Enterprises is renovating a commercial building at 172 West Avenue A, also with assistance from the Section 108 Loan Program.



Palm Beach County is Open for Business

- **ADT, LLC**, a leading provider of electronic security services and the largest company of its kind in North America and Canada, has received conceptual approval for \$184,000 in Job Growth Incentive Grant (JGI) funds to locate its headquarters in Boca Raton. The company plans to create 120 new jobs and retain 260 existing jobs. 
- **Digital Risk, LLC**, a business and financial services firm specializing in mortgage underwriting, entered into a JGI Agreement with the county to receive a maximum of \$300,000 as one half of the local match to the State's Qualified Target Industry Tax Refund Program. Boca Raton is providing an equal match. The company has agreed to create 600 new full-time jobs.
- **Medical Career Institute of South Florida, Inc.** will expand in Westgate thanks to \$414,000 in financing from the county's Section 108 Loan and Energy Revolving Loan programs. http://pbcgov.com/newsroom/1012/10-01-12_des_mci_expanding.htm
- **Pratt & Whitney – Florida Engine Delivery Center** is planning a \$63 million renovation and expansion of an aircraft engine production and delivery center in Northern Palm Beach County. The company has received conceptual county approval of \$1 million in Ad Valorem Tax Exemption and Job Growth Incentive Grant assistance as a local match to the State's Qualified Target Industry Program. Under an agreement with the county, Pratt will create 230 new jobs. 

- **PBC's Enterprise Zone** has expanded its boundaries to provide greater opportunities for businesses to obtain tax benefits and regulatory relief to encourage further revitalization, economic development and job creation in the Glades. http://pbcgov.com/newsroom/0912/09-24-12_des_enterprise_zone.htm

GETTING THE MOST FROM OUR ECONOMIC IMPACT ANALYSES
 DES utilizes the nationally recognized Regional Economic Models, Inc. (REMI) program to conduct accurate and timely studies to determine a project's potential economic impact on a community.



<http://maps.co.palm-beach.fl.us/edo>

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.

Interactive update

- The County has partnered Boca Raton, West Palm Beach, Jupiter, Boynton Beach, Riviera Beach, Juno Beach, Lake Park, Palm Beach Gardens, Gulf Stream, Royal Palm Beach and Wellington to add municipal zoning and land use designations to the site. Efforts to include data from each of the county's 38 municipalities will continue.
- DES employees Carol Thompson, Special Projects Manager and Pam Nolan, Economic Development Specialist will receive 2012 Golden Palm Awards from the county administrator for their work on PBC Interactive.



WATER TAXI SERVICE

DES, along with the Metropolitan Planning Organization has formed a Task Force to facilitate and market Water Taxi service for Palm Beach County and cities along the Intracoastal Waterway.

Representatives from government and private industries together are developing strategies to create a uniform approach to vendor permitting and use regulations. The task force is working on a branding design for identification signs and will coordinate with FDOT on their installation at docks from Lake Worth to Jupiter. The water taxi service will increase opportunities for economic development and the promotion of tourism.



Community Redevelopment



The City of Greenacres has finished a complete rehab of a 60-year-old public building that will now house the Greenacres Historical Society, a police substation, public works storage, and future satellite office for the local chamber of commerce. The

\$235,000 project received \$79,000 from the county through the Community Development Block Grant (CDBG) Program administered by DES.

Drainage improvements were recently completed in the Citizens Villas subdivision in Pahokee. This project was made possible by DES through an infusion of \$320,000 from the Disaster Recovery



Initiative (DRI) and CDBG programs in cooperation with the City of Pahokee, utility companies and residential property owners. Following Tropical Storm Isaac, resident Lucinda Hood remarked, "Before the new drain, the water came right up to my house. Now, I have no problems."



Community Challenge Planning Grant

The close of 2011 was highlighted by a \$1.98 million award to Palm Beach County from the U.S. Department of Housing and Urban Development, in conjunction with the U.S. Department of Transportation and the U.S. Environmental Protection Agency, to fund the creation of a master plan for the entirety of the Glades Region, including the cities of Pahokee, Belle Glade and South Bay and unincorporated areas of the region.

The plan will serve to enhance economic competitiveness, infrastructure sustainability, transportation choices, workforce training and housing in proximity to employment centers. Incorporating principles of livability and sustainability, the comprehensive planning process will include input and participation from affected communities, policy coordination and investment leveraging.

Community participation meetings in the Glades will be scheduled starting in January 2013.

Housing Highlights



DAVIS LANDINGS APTS

On October 19th, the BCC and the Community Land Trust will host a ribbon cutting and open house of this newly-completed family rental apartment complex in suburban Lake Worth. The 25 one-, two- and three-bedroom units contain energy efficient features and provide permanently affordable housing. The project was funded by the NSP2 program which seeks to stabilize and revitalize communities hard hit by the economic and foreclosure crisis. See the complete story at: www.pbcgov.com/des and check out an aerial view in the third photo featured in HUD's national NSP Resource Exchange Help Page banner at <https://hudnsphelp.info/>.

13 NEW HOMES COMPLETED IN WESTGATE

Under the 2005 Disaster Recovery Initiative (DRI) program, DES partnered with *Neighborhood Renaissance, Inc.* to replace housing that was severely damaged by Hurricane Wilma. The county approved more than \$2 million toward the \$3.7 million project. The homes meet green building standards and contain energy-efficient features. DRI funds were allocated by HUD to help cities, counties and states recover from natural disasters. http://pbcgov.com/newsroom/1012/10-09-12_westgate.htm



All construction and capital improvement projects are governed by the *Buy American* requirement of the American Recovery and Reinvestment Act of 2009.

Hurricane Rehabilitation completed for Riviera Beach Centenarian

Mr. Cleve Dixon, who celebrated his 106th birthday in September, received assistance under the Disaster Recovery Initiative program to repair damage sustained to his Riviera Beach home from Hurricane Wilma of 2005. Improvements included hurricane resistant windows, electrical wiring, drywall, flooring, air conditioning and a carport.



Office of Small Business Assistance *Small Business is Big Business in Palm Beach County*

DES partners with OSBA to promote the economic growth, expansion and increased productivity of small business enterprises in Palm Beach County through certification, contract compliance, training, and referral to resources for financial or technical assistance. The programs are tailored to support the growing number of small business in the county develop skills needed to operate an efficient and profitable business. To find out more, visit <http://www.pbcgov.com/osba>.



Workforce Alliance (WA) is the organization chartered by the state to lead workforce development, and oversee federal and state funded job training programs in Palm Beach County. In the Glades communities alone since July 2011, WA has helped place more than 1,200 residents into jobs and has provided nearly \$400,000 in training funds to area employers and residents. Their involvement in business development projects through hiring events and training programs helps to increase employment and economic opportunities throughout the county. <http://www.pbcalliance.com/>



The Business Development Board of Palm Beach County, Inc. is the county's marketing arm for recruiting 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/>