



Economic Development Incentives

The City of North Miami has many economic incentives that it offers for new investments. The incentives listed below serve as a general guideline in considering an investment in North Miami. The City of North Miami is actively engaged in attracting quality development and will be very competitive in order to obtain the project quality desired by its citizens. We would be pleased to consider preparing a detailed incentive package. The prosperity of North Miami's economy are tied to creating wealth and securing new job opportunities in the community.

Financial Opportunity Incentives:

New Markets Tax Credit

This federal tax credit is designed to generate private-sector capital investment in certain areas needing revitalization. The program permits individual and corporate taxpayers to receive credit against their federal income taxes for making qualified equity investments in projects that finance community development, stimulate economic growth and create jobs.

Opportunity Zones

Opportunity Zones are specially designated census tracts that allow the temporary deferral on capital gains taxes when those gains are invested in qualified Opportunity Funds and in turn used for commercial development in Opportunity Zones. North Miami has three Opportunity Zones within its City limits.

State of Florida Tax Credits

The State of Florida offers a number of sales and use tax exemptions for State targeted industries. These exemptions cover a variety of uses, equipment, and labor for qualifying projects.

CRA Rehabilitation Grant

The North Miami Community Redevelopment Agency offers a Business Rehabilitation Grant that covers up to 50% of the total cost of interior and/or exterior improvements to the owners of eligible commercial buildings.





CRA Façade Beautification Grant

The North Miami Community Redevelopment Agency offers a Beautification grant that allows eligible commercial property owners or business operators to receive up to \$25,000 for improvements to the interior/exterior of their building.

CRA Tax Increment Recapture & Infrastructure Grant Program

The North Miami Community Redevelopment Agency offers a tax increment revenues reimbursement. A qualifying project that creates at least \$2 million in net new taxable value in the first full year of completion may be eligible for a reimbursement of between 25-50% net new tax increment.

FPL Tax Exemptions

A business may qualify for tax exemptions on sales tax of an electric bill. There are multiple industry types including non-profit organizations, agriculture institutions, manufacturers, and nursing homes. To learn if your business qualifies for any of the following exemptions or refunds, please contact the Florida Department of Revenue directly at 1-800-352-3671.

Green Business Rehabilitation Grant

The City of North Miami offers a grant for energy efficient retro-fitting and/or other green initiatives to eligible business owners for costs up to \$7,500.

Brownfield Redevelopment Job Bonus

The State of Florida offers incentives to businesses that locate in Brownfield sites, which are underutilized industrial or commercial sites due to actual or perceived environmental contamination. The Brownfield Redevelopment Bonus Refund is available to encourage Brownfield redevelopment and job creation. Approved applicants receive tax refunds of up to \$2,500 for each job created.

Urban Jobs Tax Credit Program

The Urban Job Tax Credit Program offers incentives for eligible businesses located within one of Miami-Dade's 10 designated urban areas to create new regular and full-time jobs (minimum of 20 new jobs for new businesses and minimum of 10 new jobs for existing businesses). The credit ranges from \$500 to \$1,000 per qualified job and can be taken against either the Florida Corporate Income Tax or the Florida Sales and Use Tax.





Manufacturer Tax Exemption

The State of Florida offers various sales and use tax exemptions in the research, development and manufacturing of goods.

EB-5 Program

USCIS administers the EB-5 Program. Under this program, entrepreneurs (and their spouses and unmarried children under 21) are eligible to apply for a green card (permanent residence) if they make the necessary investment in a commercial enterprise in the United States, and plan to create or preserve 10 permanent full-time jobs for qualified U.S. workers. This program is known as EB-5 for the name of the employment-based fifth preference visa that participants receive.

Grant Opportunities

The City of North Miami, the North Miami Community Redevelopment Agency, and/or Miami-Dade County may provide other grant opportunities at their discretion for qualifying development projects.

Zoning & Land Use Incentives:

Density Bonus

The city of North Miami recognizes sustainability as a key component of economic development. As such, property developers within the downtown redevelopment area who incorporate energy efficient measures, mixed use alternative transportation, and contributions of certain architectural amenities may obtain density or height bonuses of up to 90 dwelling units per acre and height limits of up to 150 feet to enhance the value of their development project. Such developers may enjoy reductions in setback requirements and certain filing and permit fees within the redevelopment area.

Target Industry Incentives:

High Impact Performance Incentive Grant (HIPI)

The High Impact Performance Incentive is a negotiated grant used to attract and grow major high impact facilities in Florida. Grants are provided to pre-approved applicants in certain high-impact sectors designated by the Governor's Office of Tourism, Trade and Economic Development (OTTED). Once recommended by Enterprise Florida, Inc. (EFI) and approved by OTTED, the high impact business is awarded 50 percent of the eligible grant upon commencement of operations and the balance of the awarded grant once full employment and capital investment goals are met.





Capital Investment Tax Credit (CITC)

The Capital Investment Tax Credit is used to attract and grow capital-intensive industries in Florida. It is an annual credit, provided for up to twenty years, against the corporate income tax. Eligible projects are those in designated high-impact facilities in Florida. Projects must also create a minimum of 100 jobs and invest at least \$25 million in eligible capital costs. Eligible capital costs include all expenses incurred in the acquisition, construction, installation, and equipping of a project from the beginning of construction to the commencement of operations. The level of investment and the project's Florida corporate income tax liability for the 20 years following commencement of operations determines the amount of the annual credit.

Miami-Dade County Targeted Jobs Incentive Fund (TJIF)

This Miami-Dade County inducement incentive provides tax refunds to expanding or relocating companies that create new jobs in targeted high value-added industries. The TJIF is a performance based incentive that requires the creation of at least 10 new full-time jobs at salary levels equal to or exceeding 100% of the State annual average wage, pay all existing employees no less than the County-adopted Living Wage and make a minimum capital investment of \$3 million. Approved applicants receive, for a period of up to 6 years, a tax refund of 80% of the amount of incremental Countywide Ad Valorem Property taxes generated by the project. Additional bonuses are awarded if the company is a Miami-Dade County "Green Certified" business, locates in a "Green Certified" building or in a Designated Priority Area. The actual amount of the award/benefit will be determined by an Economic Impact Analysis and approval by the Miami-Dade Board of County Commissioners. The TJIF is funded 100% by Miami-Dade County.

Qualified Target Industry Tax Refund (QTI)

The Qualified Target Industry program provides an incentive for target industries to locate new facilities in Florida or to expand existing facilities in Florida. The program provides tax refunds of \$3,000 per new job created. Higher award amounts are available to companies paying very high wages. To qualify for the QTI program, a company must create at least 10 new jobs (or a 10 percent increase for expanding Florida companies), pay an average of at least 115 percent of area wages, have a significant positive impact on the community, and have local support.

Foreign Trade Zone 281

FTZ is a General Purpose Foreign Trade Zone established under the Alternative Site Framework (ASF). The ASF provides an expedited process to becoming an FTZ site, providing quick and easy access to foreign trade zone benefits. FTZ 281 stretches from Southwest Eighth Street to the Broward County line, from Miami Beach in the east to the Urban Development line in the west.

Foreign Trade Zones (FTZs) help U.S. companies improve their competitive position over their counterparts abroad. FTZs are most useful to firms that: Import products and pay U.S. Customs duties, Import large numbers of shipments – whether or not duties are paid. In addition, the Foreign Trade Zone (FTZ) program allows U.S.-based companies to defer, reduce or even eliminate customs duties on products admitted to the zone.





Research & Development Tax Credit Program

Florida provides a corporate income tax credit for eligible businesses for certain qualified research expenses. The Florida Corporate Income Tax Credit is contingent, in part, on the eligible business having received the federal research and development tax credit. Taxpayers will be able to apply to the Florida Department of Revenue (DOR) for an allocation of the Florida Research and Development Credit beginning on March 20, 2018.

Workforce Training Incentives:

Quick Response Training (QRT)

Quick Response Training is an employer-driven training program designed to assist new value-added businesses and provide existing Florida businesses the necessary training for expansion. A state educational facility – community college, area technical center, school district or university – is available to assist with application and program development or delivery. The educational facility will also serve as fiscal agent for the project. The company may use in-house training, outside vendor training programs or the local educational entity to provide training.

Florida Flex Program

Florida Flex is a state-funded grant program that assists qualifying businesses to train their net new, full-time employees. This program provides grant funding for customized, skills-based curriculum development and training, through partial reimbursement, to new or expanding businesses in Florida's targeted industries. These industries are high-skill industries, have an exportable good or service and have wages of 125 percent above state or local wages. Funding is provided in the form of a performance-based reimbursable grant, for a 12-month maximum term. A business pays for pre-approved, direct training-related costs and is reimbursed by CareerSource Florida, through the fiscal agent, upon submission of required documentation.

Incumbent Worker Training Program

Incumbent Worker Training (IWT) is a program that provides training to currently employed workers to keep Florida's workforce competitive in a global economy and to retain existing businesses. The program is available to all Florida businesses that have been in operation for at least one year prior to application and require skills upgrade training for existing employees. Priority is given to businesses in targeted industries, Enterprise Zones and Brownfield areas.

Employed Worker Training (EWT)

The Employed Worker Training program supports Miami-Dade County companies in training their current staff to improve the quality of their workforce through enhanced skills attainment, productivity





and competitiveness. Through the EWT, an employer may be reimbursed up to 50% of the total training cost for workers that successfully complete training.

On-The-Job-Training (OJT)

The On-The-Job Training program supports prospective employees that need training to “get up to speed.” The OJT program pays the employer up to 50% of the individual’s wages. The training can last no longer than is required for the trainee to acquire the requisite skills. South Florida Workforce (SFWF) will determine the exact length of training and the reimbursement rate based upon the individual's needs. Before accepting a participant into an OJT program, SFWF must deem the training appropriate and confirm availability of funds. Lastly, unless you apply through the Employed Worker Training Program, you must sign the OJT agreement before hiring the trainee, in order to maintain program eligibility.

Infrastructure Incentives:

Economic Development Transportation Fund (EDTF)

The Economic Development Transportation Fund, commonly referred to as the "Road Fund," is an incentive tool designed to alleviate transportation problems that adversely impact a specific company's location or expansion decision. The award amount is based on the number of new and retained jobs and the eligible transportation project costs, up to \$3 million. The award is made to the local government on behalf of a specific business for public transportation improvements.

Florida Power & Light Riders

Eligible companies receive discounts on electric use if certain qualifications are met. FPL offers an Economic Development Rider (EDR) and a Commercial Industrial Service Rider (CISR). The Economic Development Rider is for new and expanding businesses creating at least 25 jobs per 350kW demand. The CISR is for new or existing businesses that have a load of 2,000kW or greater served by a single meter.

Grant Opportunities

The City of North Miami, the North Miami Community Redevelopment Agency, and/or Miami-Dade County may provide other infrastructure incentives to qualified development projects.

