



The below municipal incentives could be utilized to motivate a commercial developer to strategically incorporate local businesses into their plans and designs. These center around financial benefits, regulatory advantages, and enhanced community relations.

Key incentives:

1. Tax Incentives

- Property Tax Abatements: Offering temporary reductions in property taxes for developments that prioritize local businesses.
- Sales Tax Rebates: Providing rebates on sales taxes generated by the project if a certain percentage of space is leased to local businesses.

2. Grants and Subsidies

- Direct Grants: Offering grants to developers who commit to incorporating local businesses into their projects.
- Façade Improvement Grants: Providing funds for external improvements to retail spaces if the spaces are leased to local businesses.
- Green Building Grants: Incentives for green development, where local businesses contribute to sustainable business practices.

3. Zoning and Land Use Benefits

- Density Bonuses: Allowing developers to build more square footage or additional units in exchange for incorporating local businesses.
- Fast-Tracking Permits: Offering expedited permitting processes or reduced fees for developments that include a significant percentage of local businesses.
- Easements or Public Space Credits: Offering developers additional building rights or access to public spaces when they incorporate local businesses into their design.

4. Access to Low-Interest Financing

- Special Loan Programs: Offering low-interest or forgivable loans to developers who prioritize local tenants, especially for mixed-use spaces.
- Public-Private Partnership Opportunities: Providing access to funding through city partnerships when local businesses are part of the development.

5. Marketing and Promotion Support

- Public Recognition and Marketing: LLF and City partner to host promotional campaigns that highlight the development as a model of supporting local businesses, enhancing foot traffic and brand reputation.
- Event Hosting Opportunities: Allowing the developer to partner with the city to host events, festivals, or markets that boost visibility for both the development and the local businesses.

6. Public Infrastructure Investments

- Streetscape Improvements: Offering infrastructure upgrades (e.g., better lighting, public transportation access, pedestrian walkways) around developments that support local businesses.
- Shared Parking: Creating shared public parking or transportation options that support retail businesses, reducing the burden on developers to provide extensive parking.

7. Community Engagement Support

- Local Hiring Requirements: Offering incentives for developers to prioritize hiring local construction firms, architects, or design teams who have a vested interest in supporting local businesses.
- Cultural District Designation: If a development is part of an emerging or existing cultural district, the city may provide additional incentives to preserve the local business community.

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