

PPIP Incentive Program Overview

Projects will be evaluated **on a case-by-case basis** at the sole discretion of the **Community Redevelopment Agency (CRA)**. Any award is contingent upon the **availability of program funds**. CRA staff will review the application and proposed project to determine eligibility and compliance with program requirements.

Incentive Amount

If approved, the PPIP incentive will be limited to **ten percent (10%) of the tangible project cost**, up to a maximum of **\$1.5 million**.

Tangible Project Cost Definition

Tangible project costs are defined as the **physical costs** that directly contribute to increasing the **taxable value of the property**, including:

- Site development
- Construction expenses
- Permanent building improvements
- Eligible machinery and equipment

Costs classified as “**soft costs**”—such as architectural, engineering, and legal fees; financing costs; furniture; and similar expenses—are **not eligible for reimbursement**.

Disbursement Schedule

- **Up to \$150,000:** Disbursed in **one single payment**.
- **\$150,001 to \$500,000:** Disbursed in **three equal annual payments**.
- **Over \$500,001:** Disbursed in **five equal annual payments**, up to the **\$1.5 million program maximum**.

Alternative Incentive Structures

The CRA reserves the right to approve **alternative incentive structures**, which may include, but are not limited to:

- **TIF Rebate:** Partial or full rebate for a defined period.
- **Permit, Impact, and Mobility Fee Waivers or Reductions:** Through the City’s regional brownfields designation, partial or full waivers may be available.

Additional forms of assistance may be offered **on a case-by-case basis**, depending on project needs and community impact.