



Milwaukie Redevelopment Commission

Economic Development Programing

March 19, 2024

Economic Development Programs

CITY OF MILWAUKIE TAX INCREMENT FINANCE DISTRICT



5-YEAR ACTION PLAN

(2023-2027)

- Predevelopment Assistance
- Storefront Improvement
- Tenant Improvement
- MRCCAC Provided Guidance

*These programs were viewed as the most helpful and desired during the public engagement process for the 5-Year Action Plan



Pre-Development Assistance

- **Purpose**: Support and spur redevelopment by providing assistance for “soft-costs”
- **Eligible Activities**: Feasibility studies, conceptual designs, technical analysis (i.e. Environmental Phase I)
- **Maximum Grant**: \$50,000. MRC can authorize larger grants up to \$100,000 for “catalytic projects.”
- **Match Requirement**: 50% of the grant amount
- **Work Product**: The MRC will co-own the work it funds



Storefront Improvement

- **Purpose**: Enhance the downtown and URA by upgrading the exterior facades and appearance of buildings.
- **Eligible Activities**: Exterior improvements that enhance the appearance or functionality of ground floor commercial spaces
- **Maximum Grant**: \$25,000. Will consider grant requests for up to \$50,000 for uses that are likely to result in additional local benefits
- **Match Requirement**: 50% of the grant amount. 25% for grants at or below \$5,000
- **Duration**: Improvements must remain for a minimum of 5-years



Tenant Improvement

- **Purpose**: Improving the interior of a building and assisting applicants with meeting various code requirements (i.e., a grease trap interceptor for a restaurant, ADA upgrades).
- **Eligible Activities**: Interior improvements that are intended to expand or upgrade the ground floor tenant space. This program is restricted to restaurants, hospitality, retail, and other similar uses that generate foot traffic.
- **Maximum Grant**: \$25,000. Will consider grant requests for up to \$50,000 for uses that are likely to result in additional local benefits
- **Match Requirement**: 50% of the grant amount. 25% for grants at or below \$5,000
- **Duration**: Improvements must remain for a minimum of 5-years



Anti-Displacement Companion Program

- **Purpose**: Business retention via low-barrier consulting to help reduce displacement and other unintended consequences associated with gentrification
- **Eligible Activities**: Business consulting for operations, merchandising, branding, and similar matters.
- **Maximum Grant**: City contracts with a firm and the firm provides “up-to” consulting hours equaling \$2,500 (city paid) per business. Additional funds may be available for implementation efforts.
- **Match Requirement**: None.



Values & Preferences

Preferences & Local Benefits

- Downtown Core
- Job Creation
- Reduces barriers for additional business owners (i.e., a space that allows for multiple businesses)
- Placemaking & Community Building
- Local Hiring Efforts
- Local Contracting Efforts
- Project Completion (faster the better)
- Similar locally-based benefits as described in their application

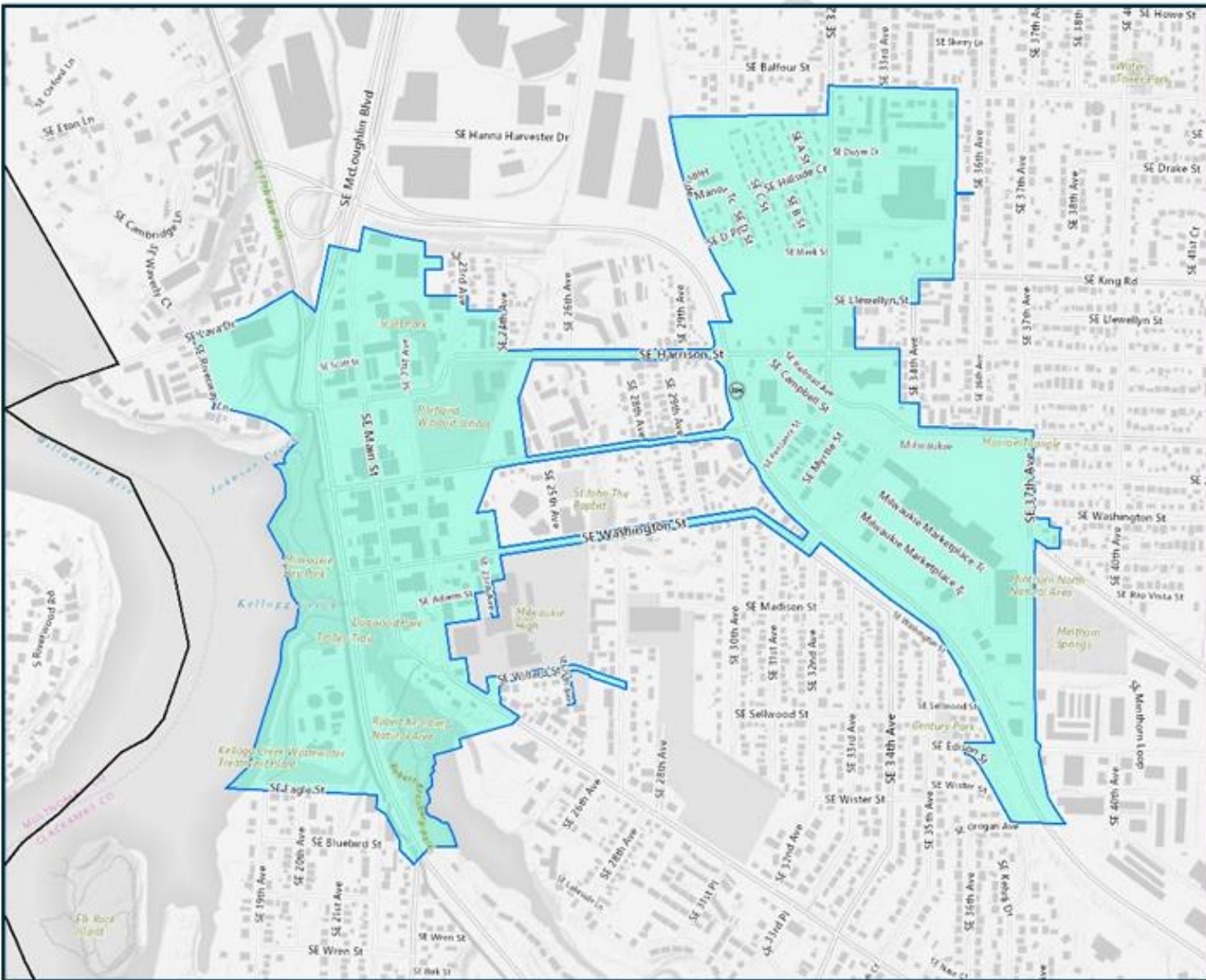
Considerations

- Disallow national chains
- Allow local chains up to a specific limit (i.e., annual revenue amount or number of stores)
- Allow for a 6-month “look-back”
- Marketing first to historically underserved populations

- Did we miss anything?

Urban Renewal Area

Questions?



Next Steps

- Adopt Budget
- Develop Application & Agreement Materials
- Marketing
- Implementation



