

Downtown Business Incentive Programs

City Council

December 6, 2022



History



General Plan Update included Downtown Area Plan



Economic Development Strategic Plan – identified actions steps to stimulate development



Documents work together to aid in development and re-development



Downtown Beaumont Revitalization Plan

History – Previous Discussions



Parking



Floor Area Ratio



Streamlined New Business
Application process



Program Objectives

- Reduce Barriers of entry
- Improve the look, feel, and climate.
- Encourage private investment.
- Attract new industry groups to act as catalyst projects to build synergy
- Encourage existing businesses to expand and grow
- Encourage new business ideas

Downtown Façade Improvement Program

Purpose:

Incentivize businesses to improve the aesthetic appearance of their business while establishing an overall theme throughout the downtown.

The goal is not to have every business appear the same but rather to allow business to showcase their uniqueness while still achieving the desired appearance of the downtown area plan.

The program would also allow other improvements beyond façade of the building, which could include improvements to the parking lot, landscaping, and exterior seating areas.



Downtown Façade Improvement Program

Program:

- Program allotment: \$200,000
- Maximum per Application: \$1 to \$1 match, of 50% of total project cost, not to exceed \$50,000 on a project totaling \$100,000 or more
- Paid through reimbursement (rebate) process or pay-per-invoice as work is completed and inspected
- Design Standards – to be approved by the Development Review Committee (DRC) until the Downtown Revitalization Plan is completed
- Eligibility list for acceptable improvements
 - Parking lot and landscaping improvements must be done with building improvements in order to be applicable
- Review Process – Development Review Committee (DRC)



Business Attraction Incentive Program

Purpose:

- The purpose of the Business Attraction Incentive Program is to provide financial assistance to support economic development, business attraction, retention and expansion goals.
- The goals are structured to:
 - Promote Beaumont as a positive place for quality business
 - Promote business expansion and attraction to enhance local economic growth
 - Ensure that government regulations promote a favorable business climate
- As a public lender, the City is interested as much in the social benefits as return on investment, and preservation of capital.
- The return on investment to Beaumont can be attributed to the following items:
 - Increased investment in the business community
 - Additional jobs
 - Increased business activity
 - Increased tax revenue and quality of life for our residents.

Business Attraction Incentive Program

Program:

- Program Allotment: \$200,000
- Program Scope: The following businesses are eligible for a business incentive loan:
 1. Premium Casual Restaurants
 2. Sit Down fine
 3. Bars and Cocktail Lounges
 4. Breweries, Distilleries, small scale alcohol
 5. Entertainment Uses
- Maximum of \$50,000 for fine dining, \$25,000 for each other category
- Forgivable Loan based on funding amount:
 - 5 years for \$50,000, 2 years for \$25,000
- Available for both new and existing. Existing must be a sales tax generating business that has a current Beaumont business license that is seeking to expand their gross floor area (square footage) or occupant load by 50% or more.
- Existing businesses that are unable to increase their floor space or occupant load by 50% may still apply if they feel they can still meet the program objectives.

Pre- Application Fee Waiver

Purpose:

To provide applicants for pre-application review by DRC a \$907.92 fee waiver, administratively, if the business address is within the Downtown Mixed Use or Beaumont Mixed Use Zones.

The goal is to encourage new business owners to get feedback on what may be required to open and operate their business prior to securing a lease or making a building purchase.

Program:

- Program allotment: N/A – Approve reduction in revenue
- Maximum per Application: \$907.92
- Maximum Number of waivers: One per business per location
- Review Process – Development Review Committee (DRC)
- Available to All business application in the Downtown Mixed Use or Beaumont Mixed Use Zones

Building Pre- Inspection Fee Waiver

Purpose:

To provide applicants a potential \$216.91 fee waiver, administratively, for Building Investigations in the field by a building inspector or building official if the business address is within the Downtown Mixed Use or Beaumont Mixed Use Zones.

The goal is to encourage new business owners to get feedback on what may be required from a structural and building code basis to open and operate their business prior to securing a lease or making a building purchase.

Program:

- Program allotment: N/A – Approve reduction in revenue
- Maximum per Application: \$216.91
- Maximum Number of waivers: One per business per location.
- Review Process – Development Review Committee (DRC)
- Available to All business application in the Downtown Mixed Use or Beaumont Mixed Use Zones.

Sewer Connection Fee Deferral & Grease Trap Program

Sewer Connection Fee Deferral Program

Purpose:

To reduce barrier of entry of certain business types within downtown area related to Sewer Capacity Impact Fees. To assist existing restaurants with sewer discharge compliance standards.

Program:

- Program allotment: \$100,000
- Fee waivers would require program budget to reimburse the sewer enterprise fund
- Program Scope: The following businesses are eligible for a sewer fee deferral :
 1. Premium Casual Restaurants
 2. Sit Down fine
 3. Bars and Cocktail Lounges
 4. Breweries, Distilleries, small scale alcohol production
 5. Max: \$15,000 per business
- Fees to be deferred for a maximum of 2 years from Certificate of Occupancy.

Sewer Grease Trap Program

Sewer Connection Fee Deferral & Grease Trap Program

Purpose:

To assist existing restaurants with sewer discharge compliance standards.

Program:

- Eligible Businesses: Existing Restaurants
- Allow for \$1 to \$1 match, of 50% of total project cost, not to exceed \$15,000 on the installation of a grease trap or grease interceptor as required by the City, on a project totaling \$30,000 or more
- The Grease Trap program will be treated as a one-time grant with no repayment required.





Questions &
Feedback?
