



APPLICATION FOR FUNDING

Return to: Destination Medical Center Corporation (“DMCC”) c/o Destination Medical Center Economic Development Agency (“DMC EDA”) and 195 S Broadway, Suite 12 Rochester, MN 55902	City of Rochester 201 4 th Street SE Rochester, MN 55904 ATTN: Administration
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GENERAL INFORMATION	
Name of Applicant:	Address:
CONTACT PERSON	
Name:	Title:
Tel #:	Fax #:
	Email:
TYPE OF ENTITY (CHECK ONE)	
<input type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> LLC <input type="checkbox"/> Public Entity <input type="checkbox"/> Other	
State of Incorporation or Organization:	
Nature of Business (attached additional materials, if available):	

PROJECT TEAM / CONSULTANTS	
ARCHITECTURAL FIRM:	ENGINEERING FIRM:
Contact Person:	Contact Person:
Address:	Address:
Tel #:	Tel #:
	Fax #:
Email:	Email:
GENERAL CONTRACTOR:	LEGAL COUNSEL:
Contact Person:	Contact Person:
Address:	Address:
Tel #:	Tel #:
	Fax #:
Email:	Email:
ACCOUNTING FIRM:	FINANCIAL ADVISER:
Contact Person:	Contact Person:
Address:	Address:
Tel #:	Tel #:
	Fax #:
Email:	Email:
MARKETING CONSULTANT:	OTHER:
Contact Person:	Contact Person:
Address:	Address:
Tel #:	Tel #:
	Fax #:
Email:	Email:



PROJECT INFORMATION

<p>Name of Project:</p>	<p>Location/Address:</p>																						
<p>1. Location Attach (and label <u>Exhibit A</u>) information that fully describes and illustrates the location and boundaries of the proposed project. Include map(s), legal description(s), property identification numbers, addresses and area (in sq. ft. or acres).</p>	<p>4. Estimated Project Costs:</p> <table style="width: 100%; border-collapse: collapse;"> <tr><td>Land Acquisition/Land Value</td><td style="text-align: right;">\$ _____</td></tr> <tr><td>Site Development</td><td style="text-align: right;">_____</td></tr> <tr><td>Building Cost</td><td style="text-align: right;">_____</td></tr> <tr><td>Equipment</td><td style="text-align: right;">_____</td></tr> <tr><td>Architectural/Engineering Fees</td><td style="text-align: right;">_____</td></tr> <tr><td>Legal Fees</td><td style="text-align: right;">_____</td></tr> <tr><td>Financing Costs</td><td style="text-align: right;">_____</td></tr> <tr><td>Broker Costs</td><td style="text-align: right;">_____</td></tr> <tr><td>Contingencies</td><td style="text-align: right;">_____</td></tr> <tr><td>Other (specify)</td><td style="text-align: right;">_____</td></tr> <tr><td>Total Costs</td><td style="text-align: right;">\$ _____</td></tr> </table>	Land Acquisition/Land Value	\$ _____	Site Development	_____	Building Cost	_____	Equipment	_____	Architectural/Engineering Fees	_____	Legal Fees	_____	Financing Costs	_____	Broker Costs	_____	Contingencies	_____	Other (specify)	_____	Total Costs	\$ _____
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<p>2. Ownership and Legal Structure Attach (and label <u>Exhibit B</u>) the full name of each entity that will own the project, and fully describe their legal structure (i.e. principals, ownership interests, relationship to parent organization, subsidiaries, etc.). If available provide federal and state tax ID #s.</p>	<p>5. Sources of Financing</p> <table style="width: 100%; border-collapse: collapse;"> <tr><td>Developer Equity</td><td style="text-align: right;">\$ _____</td></tr> <tr><td>Bank Loan/Private Financing Institution</td><td style="text-align: right;">_____</td></tr> <tr><td>Public Infrastructure Funding</td><td style="text-align: right;">_____</td></tr> <tr><td>Other</td><td style="text-align: right;">_____</td></tr> <tr><td>Total Sources</td><td style="text-align: right;">\$ _____</td></tr> </table>	Developer Equity	\$ _____	Bank Loan/Private Financing Institution	_____	Public Infrastructure Funding	_____	Other	_____	Total Sources	\$ _____												
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<p>3. Zoning and Planning Analysis Attach (and label <u>Exhibit C</u>) information that describes the current and proposed zoning, variances required, property consolidations or subdivisions, etc.</p>	<p>6. Market Value</p> <table style="width: 100%; border-collapse: collapse;"> <tr><td>Total current market value* prior to construction:</td><td style="text-align: right;">\$ _____</td></tr> <tr><td>Total estimated market value** at completion:</td><td style="text-align: right;">\$ _____</td></tr> </table> <p><small>* Based upon Olmsted County Property Records information ** Based upon Olmsted County Property Records staff review</small></p> <p>What will the estimated real estate taxes of the project be upon completion? Please respond and include your calculations (and label <u>Exhibit D</u>):</p> <p>_____</p> <p>_____</p>	Total current market value* prior to construction:	\$ _____	Total estimated market value** at completion:	\$ _____																		
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REQUESTED FUNDING

Is the project a “public infrastructure project” eligible for funding under the DMC Act? Yes No

If yes, specify which section of Minnesota Statutes, Section 469.40, Subdivision 11(a)(1)-(10) (see Attachment 1 hereto):

Does the project use American Made Steel as required under the DMC Act? Yes No

Does the project include MBE/WBE construction targets as required under the DMC Act? Yes No

Amount of requested funds:

Purpose of requested funds and specific reasons why funding is necessary (why project will not occur “but-for” requested funding):

If funds are not provided, will the project (1) proceed as previously described utilizing other financing, (2) proceed in some alternative form, or (3) not proceed at all? If requested funds are not provided, explain what alternative(s) will be considered.

Other requested public financial assistance (federal, state or local):

PROJECT CONSTRUCTION SCHEDULE

Anticipated Construction Start Date:	Construction Completion Date:
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If a phased project:

Phase Designation	% Completed	By Year

Describe expected general traffic impacts of the project, including (but not limited to) on and off street parking, projected auto/truck counts, traffic flow, peak traffic periods, etc. (Note: Rochester Land Development Ordinance should be consulted to identify if a Traffic Impact Report may be required for the project.):



CURRENT AND PROJECTED EMPLOYMENT

Indicate below how many new construction jobs will be **created** by the project:

TYPE	NUMBER OF JOBS CREATED	AVERAGE HOURLY WAGE	BENEFITS
Professional/Managerial	FT:	\$	
	PT:	\$	
Technical/Skilled	FT:	\$	
	PT:	\$	
Unskilled/Semi-skilled	FT:	\$	
	PT:	\$	

Indicate below how many new post-construction jobs will be **created** by the project:

TYPE	NUMBER OF JOBS CREATED	AVERAGE HOURLY WAGE	BENEFITS
Professional/Managerial	FT:	\$	
	PT:	\$	
Technical/Skilled	FT:	\$	
	PT:	\$	
Unskilled/Semi-skilled	FT:	\$	
	PT:	\$	

Indicate below how many existing jobs will be **retained** by the project:

TYPE	NUMBER OF JOBS CREATED	AVERAGE HOURLY WAGE	BENEFITS
Professional/Managerial	FT:	\$	
	PT:	\$	
Technical/Skilled	FT:	\$	
	PT:	\$	
Unskilled/Semi-skilled	FT:	\$	
	PT:	\$	

FINANCIAL INFORMATION

Have you personally, your entity, or any entity managed by, controlled by, or affiliated with you ever filed for bankruptcy?

YES NO If **yes**, provide details on separate sheet.

Have you personally, your entity, or any entity managed by, controlled by, or affiliated with you ever defaulted on any bond or mortgage commitment?

YES NO If **yes**, provide details on separate sheet.

Have you applied for conventional financing for the project?

YES NO If **no**, explain why; if yes, provide details on a separate sheet.

List financial references (include contact person and phone number)

Reference	Phone Number

ADDITIONAL DETAILED PROJECT INFORMATION REQUIRED FOR APPLICATION

1. Description

Attach (and label Exhibit E) a complete and detailed description of the proposed project. If the project will proceed in phases, then provide information for each phase as well as the total project. Minimally, provide the following information:

- a. Do you have control of the project site? Explain in detail. Please list the owner(s) for each parcel of the site.
- b. Details of all known or suspected environmental issues with the site. Has any testing been completed or is any underway?
- c. Type of project (retail, office, industrial, rental housing, home ownership, etc.).
- d. New construction or rehabilitation/renovation. If renovation, provide details.
- e. Description of structure(s), if any, that will need to be demolished.
- f. Description of owners/tenants who will need to be relocated.
- g. Details of any historic preservation designations and/or related issues.
- h. List of key personnel, resumes for complete project team, including experience for similar types of projects.
- i. Details of any market studies and economic/fiscal impact analysis completed or underway (attach and label Exhibit D-1) (include input/output models used, input assumptions [costs, project program and s.f. allocation by use], multipliers and tax rates used, trade area assumptions, demographic overviews, absorption rates, etc.)
- j. For commercial/industrial:
 - Number and size of structures (sq. ft.)
 - Type of construction and materials
 - Terms of sale (if applicable)
 - Details/terms of signed leases (rates, duration, etc.)
 - Projected terms for space not currently under lease
- k. For ownership housing:
 - Type, number and size of units (sq. ft. & number of bedrooms)
 - Type of construction and materials
 - Anticipated sales price
- l. For rental housing:
 - Type and size of building (# of floors, units, etc.)
 - Type of construction and materials
 - Size of units (sq. ft.) and number of bedrooms
 - Description of building/unit amenities
 - List of utilities included in rent
 - Monthly rental rates by unit type

2. Evaluation Criteria

Attach (and label as Exhibit F) a description of how the proposed project meets the Evaluation Criteria set forth in the Development Plan (see Attachment 2 hereto).

3. Detailed Budget and Financing Costs – During Construction Period

Attach (and label as Exhibit G) a complete budget for the project. This budget should include a detailed listing of all financing sources and uses of funds, and may include development costs such as pre-opening and marketing costs, development management fees and legal services.

For each “use” of funds, indicate the methodology or means by which this estimated cost was derived (i.e. appraisal, contractor estimate, actual cost, etc.)

For each “source” of funds (debt, equity, public assistance, etc.), indicate the status of the funding source (committed, pending, projected, etc.), and the actual or anticipated financing terms/details.

4. Detailed Budget and Financing Costs – Permanent Financing

If ownership of the project is being retained by the applicant (or affiliate or subsidiary) and permanent financing will be obtained, attach (and label as Exhibit G-1) a complete budget based upon permanent financing.

5. Operating Cash Flow Proforma (10 year)

If ownership of the project is being retained by the applicant (or affiliate or subsidiary), attach (and label as Exhibit G-2) a projected 10-year operating cash flow proforma for the project. The proforma should clearly identify all assumptions (including investor returns and escalators), and should provide a detailed listing of all anticipated revenues, expenses, capital contributions/distributions, etc. The cash flow should clearly identify “Net Operating Income (NOI), “Cash Flow Before Taxes (CFBT)” and “Cash Flow After Taxes (CFAT).”

6. Payment of Application Fee

A \$_____ non-refundable filing fee must be submitted with this application to cover out of pocket costs incurred by the DMCC, City and / or EDA associated with evaluating the application. If warranted by the complexity of the application, additional deposits may be required.

NOTE: Signed authorization allows the EDA and City of Rochester to check background of personnel involved in project.



OTHER PROJECT CONSIDERATIONS

1. Affordable Housing

For any development project consisting of a housing component, attach (and label as Exhibit F) and describe in detail, any measures being taken to create housing units that are affordable to persons at or below the 60% median income level. For projects proposed for market rate housing, please provide information as to the funding gap per unit that needs to be addressed to create affordable housing.

2. Historic Preservation

Attach (and label as Exhibit H) and describe in detail, any proposed strategy being implemented into the development project that encourages historic preservation. This may include, but is not limited to, use of Historic Tax Credits (HTC's), grants or funding distributed for historic and cultural preservation, redevelopment of historic assets, etc.

3. Integration of Arts and/or Cultural Amenities

Attach (and label as Exhibit I) and describe in detail, any proposed integration of arts and/or cultural amenities into the development project. This may include, but is not limited to, retail, entertainment, experience, arts & culture, etc.

4. Public Space, Green Space, Shared Uses and Public Amenities

Attach (and label as Exhibit J) and describe in detail, any proposed public space, green space, shared use and/or public amenities being incorporated into the development project.

5. Sustainable Elements

Attach (and label as Exhibit K) and describe in detail, any proposed sustainability elements that you are intending to incorporate into the development project. These may include, but are not limited to, building design measures, energy efficiency measures, stormwater management measures, alternative transportation measures, etc.

6. Workforce Development and Training Programs

Attach (and label as Exhibit L) and describe in detail, any proposed workforce development and training programs that you are intending to incorporate into the development project. These may include, but are not limited to, training, apprenticeships, small business development, and local business development, etc.

7. Health & Wellness Elements

Attach (and label as Exhibit M) and describe in detail, any proposed health and wellness elements that you are intending to incorporate into the development project. These include such things as public safety, proximity to bike / pedestrian trails, parks & open space, shopping, schools, access to public transportation, measures ensuring accessibility to all citizens, walkability, healthy building standards, etc.



APPLICANT / OWNER SIGNATURE

The undersigned certifies that the above information is true and correct to the best of his or her knowledge. The undersigned further understands that the giving of false information in this application, regardless of when it is discovered, and/or the failure to give required pertinent information, constitutes cause for the immediate revocation of any and all approvals issued hereunder.

The undersigned acknowledges and agrees that the \$ _____ application fee associated with this application is nonrefundable and that background and references may be checked by the DMC EDA or the City of Rochester.

Applicant Signature:	Date:
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Name and Title:

If the above-signed party is not the current owner of ALL affected parcels, such owners shall also sign below.

Owner Signature (if not same as applicant):	Date:
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Name and Title:	Property:
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Owner Signature (if not same as applicant):	Date:
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Name and Title:	Property:
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FOR DMC EDA/CITY USE ONLY

Complete application received: / / Staff Initials:
Non-Refundable Application Fee Paid: / / Check #:

DATA PRACTICES ADVISORY AND AUTHORIZATION FOR RELEASE OF INFORMATION

The Minnesota Data Practices Act requires that you be advised of the following information. This application includes private and/or confidential information that will be used to research and evaluate past experience, qualifications, financial data, criminal history, and other relevant information. You may refuse to provide this information; however, should you refuse, our evaluation cannot be completed and will result in your application not being processed. The information provided in the application is public, unless specifically classified otherwise by law, and will be used by the City of Rochester, DMCC, and DMC EDA to evaluate the application and any request for public funding. Public information is accessible by the general public.

On behalf of the applicant, I hereby give my consent to research and confirm the accuracy of the contents of the application, including, but not limited to, business history, bankruptcy filings, references, criminal history, and other relevant information provided in the application. I authorize the contacting of financial and other references provided in the application. I understand that there is no legal obligation to consent to this background research, but if the applicant refuses to so consent, the evaluation cannot be completed and the application will not be processed.

I release the City of Rochester, DMCC, and DMC EDA, and any of its agents or employees from any and all liability for their receipt and use of information and records received pursuant to this consent. I further acknowledge that I have carefully read this release, fully understand its terms, and execute it voluntarily. This Authorization for Release of Information will expire one year from the signature date.

I HAVE READ AND UNDERSTAND THE ABOVE DATA PRACTICES ADVISORY AND AUTHORIZATION FOR RELEASE OF INFORMATION.

Applicant Signature:	Date:
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NOTICE: NON-DMC CITY FUNDING

In the event the proposed project is not approved by both the DMCC and the City for DMC funding, the City may continue to consider this application and the information provided herein for non-DMC City funding. In such case, the DMC Act will not apply; however, additional City requirements may apply.

ATTACHMENT 1

Minnesota Statutes, Section 469.40, Subd. 11.

Public Infrastructure Project

- (a) "Public infrastructure project" means a project financed in part or in whole with public money in order to support Mayo Clinic's development plans, as identified in the DMCC development plan. A public infrastructure project may:
- (1) acquire real property and other assets associated with the real property;
 - (2) demolish, repair, or rehabilitate buildings;
 - (3) remediate land and buildings as required to prepare the property for acquisition or development;
 - (4) install, construct, or reconstruct elements of public infrastructure required to support the overall development of the destination medical center development district including, but not limited to, streets, roadways, utilities systems and related facilities, utility relocations and replacements, network and communication systems, streetscape improvements, drainage systems, sewer and water systems, subgrade structures and associated improvements, landscaping, façade construction and restoration, wayfinding and signage, and other components of community infrastructure;
 - (5) acquire, construct or reconstruct, and equip parking facilities and other facilities to encourage intermodal transportation and public transit;
 - (6) install, construct or reconstruct, furnish, and equip parks, cultural, and recreational facilities, facilities to promote tourism and hospitality, conferencing and conventions, and broadcast and related multimedia infrastructure;
 - (7) make related site improvements including, without limitation, excavation, earth retention, soil stabilization and correction, and site improvements to support the destination medical center development district;
 - (8) prepare land for private development and to sell or lease land;
 - (9) provide costs of relocation benefits to occupants of acquired properties; and
 - (10) construct and equip all or a portion of one or more suitable structures on land owned by the city for sale or lease to private development; provided, however, that the portion of any structure directly financed by the city as a public infrastructure project must not be sold or leased to a medical business entity.

ATTACHMENT 2: EVALUATION CRITERIA

- 1. Does the project include a plan for achieving the DMC vision, goals and objectives? Is it critical to driving the strategies included in the Development Plan?**
 - a) Is the project consistent with the stated DMC Goals & Objectives and specifically contributing to job creation?
 - Does the project meet one or more of the goals and objectives established for the Development Plan?
 - b) Is the project consistent with the DMC Vision?
 - Is the project part of a bold and aspirational concept for the future?
 - Does the project fit with the principles of the vision?
 - Does the project provide a framework for growth in this sub-district?
 - Does the project build infrastructure to support growth and drive investment? Would the investment occur without the public infrastructure to be funded? Is the proposed public infrastructure solely for the benefit of the Project or does it also support the broader vision of the DMC District?
 - Will the public funding accelerate private investment in the Development District or applicable sub-district?
 - Does the project provide a catalyst for /or anchor for an approved strategy? Can the project reasonably be expected to catalyze or anchor development in one of the six sub-districts?
 - Can the project reasonably be expected to catalyze necessary transportation/transit strategies?
- 2. Does the project include a plan for achieving consistency with the Development Plan (and any updates thereto) and other relevant planning documents?**
 - a) Is the project consistent with the DMC Planning Documents?
 - Is the project consistent with the DMC Master Plan, Transportation Master Plan and/or Infrastructure Master Plan?
 - Is the project consistent and/or supportive of the Finance Plan, Business Development Plan and other Implementation strategies of the DMC?
 - b) Is the project consistent with the City/County Planning Documents?
 - Is the project consistent with the RDMP Plan or City Comprehensive Plan?
 - If a Transit/Transportation project, is the project consistent with the ROCOG long-range Transportation Plan?
 - c) Does the project support sustainability principles as a core objective in the development and operations of the project?
- 3. Does the project include a plan that is financially viable?**
 - a) Projects are required to provide a preliminary finance plan with their applications. The information be required includes:
 - Project Summary (e.g. concepts, detailed program, project team, etc.)
 - Total Project Budget
 - Sources of funding, demonstrating a verifiable gap that justifies DMC Funding
 - Project Operating Pro Forma including an overview of any operations and maintenance funding that may be required
 - A Project Plan and/or Market Study supporting the demand/need for the project
 - Demonstration of financial capacity to support the project
 - b) The project-specific finance plan will be evaluated based upon the following criteria
 - Is the project supported by current market conditions and comprehensive feasibility studies?
 - Does the project leverage additional private funds, maximizing the use of DMC Funds?
 - Is the preliminary project finance plan comprehensive and viable based upon Project Team and financial capacity?
 - Is the project inclusive of an Operation and Maintenance pro forma?
 - Is there a verifiable gap for funding based upon a reasonable return on private investment?
 - Is the proposed operating structure sustainable?
 - Does the Project impose any financial obligations on the DMC or City for ongoing operational or maintenance support?
 - Has the project applicant agreed to the DMC Development Agreement?

4. Is the project consistent with adopted strategies and/or one or more projects for the current implementation phase of the DMC Initiative?

The Development Plan outlines projects and strategies that are recommended as the focus in each phase of the DMC Initiative. These recommendations and the list of anticipated projects shall be reaffirmed and/or updated each year in the DMC-CIP that is incorporated as part of the DMC's annual budget process and as necessitated by private investment in the Development District.

Criteria will include:

- Is the project part of an approved strategy and current focus? Is the project outlined as an approved strategy for the project within the Development Plan?
- Is the project recommended as a focus for the particular phase of the project in the Development Plan?
- Is the project consistent with the DMC-CIP?
- If public, is the project specifically listed in the DMC-CIP? Or is the project necessary to facilitate a DMC related strategy?
- If private, is the project otherwise compatible with the planned public improvements in the DMC-CIP?

5. Does the project include a plan for achieving Local Business, S/M/WBE Project Requirements and other project requirements, as applicable?

The DMC is established to drive economic and fiscal benefits to State and local jurisdictions and to benefit the community as a whole. Each project will be evaluated for its ability to realize and/or support growth occurring within the DMC District. The information that will be required to make the evaluation will include:

- Agreement to execute the DMC Development Agreement, the terms of which shall be provided in form to all applicants
- Agreements will include requirements of the DMC Act (e.g. American Made Steel, MBE/WBE Construction Targets)

6. Does the project include a plan to comply with or support the economic-fiscal goals and objectives of the DMC Initiative?

The DMC is established to drive economic and fiscal benefits to State and local jurisdictions and to benefit the community as a whole. Each project will be evaluated for its ability to realize and/or support growth occurring within the DMC District. The information that will be required to make the evaluation will include:

- a) Jobs Projections
 - Construction jobs
 - Permanent operating jobs, if applicable
- b) Tax Base Projections (through 2049), if applicable
- c) Capacity or other support to demand (e.g., public works)

The economic-fiscal analysis will be evaluated based on the following criteria

- Does the project generate substantial economic-fiscal gain based upon job projections?
- Does the project generate substantial economic-fiscal gain based upon tax base projections?
- Does the project maximize the opportunity for investment by attracting other private capital?
- Is the project required (e.g. public works) to continue to seed investment in the DMC District?
- Does the project support the economic strategies of the project by providing civic/ cultural uses and/or public amenities that support strategic growth in the DMC Development
- District and/or specific business development and economic development strategies that are adopted as part of the DMC Development Plan?

7. Other Considerations

A summary will be provided of other considerations that the DMCC Board may take into account when evaluating projects. These include:

- a) Is the project inside the DMC Development District?

To be funded, projects must be within the boundaries of the DMC Development District. From time to time, the DMCC and City may consider expanding the DMC Development District to support the execution of specific projects or strategies that are outside of the current boundaries. The DMCC and City may choose to do this by amending the current Development District or creating a new district, which may or may not be contiguous to the existing Development Districts or Sub-districts.

An amendment can happen at any time, but it is recommended that it only be done with an accompanying project request.

The criteria to be considered include:

- Limited to the area required to support the project request?
- Consistent with the core strategies and planning documents?
- Essential to the strategies and/or catalytic to growth under the DMC Development Plan?

- b) Are there specific policies the DMCC wishes to include/consider as implementation of the DMC Development Plan moves forward?

During the implementation phase of the DMC Initiative, the DMCC and/or City may wish to provide special consideration to projects with certain social and/or community benefits that are not specifically required by the DMC Act. The prioritization of these considerations within the DMC Development Plan and the role of the DMCC and/or City in implementing these considerations will be dependent on many factors, including: the completion of certain planning efforts, including but not limited to, the City Comprehensive Plan, the adoption of policies and/or ordinances by the City and/or County; identifying sources of funding to support programs and/or operations; and other implementation or operational considerations. The DMCC Board may direct the EDA to work with the City, County and community organizations to develop and recommend specific policies, ordinances and programs that may incentivize the integration of these types of benefits in the DMC Development District.