



Food Retail Expansion to Support Health



# DISCOVER A FRESH WAY

to build food retail in New York City



Constructing New Stores



Building & Renovating



Fitting Out & Equipping

The **Food Retail Expansion to Support Health (FRESH)** program encourages eligible businesses to build and expand grocery stores in underserved communities by offering them attractive tax and zoning incentives that lower the cost of retail space. Developing grocery stores is integral to building strong, healthy communities.

**Do well for your business while doing good in the community.**

Learn more at [edc.nyc/FRESH](https://edc.nyc/fresh).



## FINANCIAL INCENTIVES\*

FRESH financial incentives are open to grocery store operators who are opening a new store or renovating an existing store, as well as property owners planning to construct or renovate retail space to be leased by grocery store operators

### Real Estate Tax

#### Building Taxes

- Stabilized at the pre-improvement assessed value for up to 25 years.

#### Land Taxes

- Full land tax abatement for up to 25 years.

### Sales Tax

- The 8.875% City and State sales tax is waived on materials used to construct, renovate or equip facilities.

### Mortgage Recording Tax

- The mortgage tax is reduced from 2.8% to 0.3%, lowering upfront costs.

## ELIGIBILITY

Stores that benefit from the program must be located in an eligible area and provide:

- A minimum of 5,000 square feet of retail space for general line items;
- At least 50% of retail space for food products;
- At least 30% of retail space for perishable goods that may include dairy, fresh produce, fresh meats, poultry, fish, and frozen foods; and
- At least 500 square feet of retail space for fresh produce.

## ZONING INCENTIVES

Available to eligible grocery store developers through the New York City Department of City Planning:

### Additional Development Rights

- One additional square foot of floor area in mixed residential development and commercial buildings for every square foot provided for a grocery store (up to a 20,000 square-foot limit).

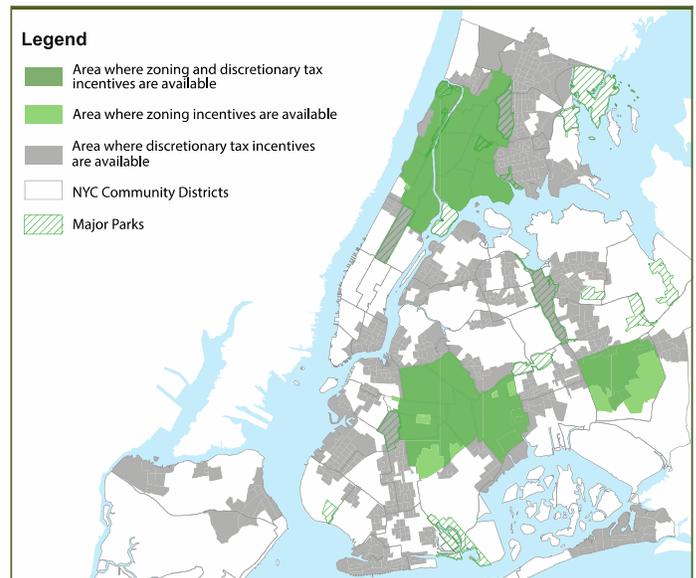
### Reduction in Required Parking

- Stores up to 40,000 square feet in commercial districts that permit residential buildings with ground floor retail will not be required to provide parking; first 15,000 square feet exempt from parking in other commercial and light manufacturing districts.

### Larger As-Of-Right Stores in Light Manufacturing Districts

- Grocery stores up to 30,000 square feet permitted in M1 districts.

## FRESH ELIGIBILITY AREA MAP



The FRESH program is managed by New York City Industrial Development Agency (NYCIDA) and the New York City Department of City Planning, with support from the Department of Mental Health and Hygiene and the Mayor's Office of Food Policy.

\*All NYCIDA benefits are discretionary. Companies requesting assistance from the NYCIDA will be evaluated by NYCIDA staff individually to determine specific eligibility. All benefits are, by statute, subject to the approval of the NYCIDA's Board of Directors. Companies must request NYCIDA assistance prior to entering into any acquisition or renovation contracts or property leases unless such contracts are contingent upon NYCIDA assistance. Learn more about NYCIDA at [edc.nyc/nycida](http://edc.nyc/nycida).



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