

- (1) Necessary studies, surveys, plans, and specifications;
  - (2) Architectural, engineering, or other special services related to construction or rehabilitation, including flood plain studies, environmental audits, and critical area or wetland assessments;
  - (3) Acquisition of land and improvements;
  - (4) Site preparation;
  - (5) Construction, reconstruction, and rehabilitation;
  - (6) Acquisition of machinery, equipment, and furnishings;
  - (7) Essential start-up operating costs, including working capital and initial occupancy expenses;
  - (8) Indemnity and surety bonds and premiums on insurance; and
  - (9) Other necessary fees and temporary relocation expenses.
- (d) "Fund" means the Neighborhood Business Development Fund.
- (e) "Local jurisdiction" means a municipal corporation or county.
- (f) "Nonprofit organization" means a corporation, foundation, or other legal entity that specifies in its charter or bylaws that no part of the net earnings may inure to the benefit of any private shareholder or individual holding any interest in such entity.
- (g) "Program" means the Neighborhood Business Development Program.
- (h) "Project" means a neighborhood business development project which receives financial assistance from the Neighborhood Business Development Fund.
- (i) "Small business" means a business that employs a number of employees no greater than a limit set forth in regulations by the Department which shall not exceed the standards set by the federal Small Business Administration.

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(a) To qualify for financial assistance under the Program, a neighborhood business development project must be located in a designated neighborhood.

(b) Local jurisdictions may designate one or more eligible neighborhoods with the concurrence of the Secretary of the Department, taking into consideration the following factors:

- (1) The availability, cost, and condition of business facilities;
- (2) The age and number of abandoned structures;
- (3) The age and number of substandard structures;
- (4) The income of residents relative to State or regional median incomes, including the number of persons who are welfare recipients or unemployed;