

## Redevelopment Grant

### Overview

The Redevelopment Grant is an incentive for property owners and tenants to make substantial capital improvements to their buildings and real property to make them usable and increase their value. The Community Redevelopment Agency will fund 50%, up to \$50,000, for fixed capital improvements to the exterior or interior of buildings. The intent of the incentive is to encourage property owners to redevelop vacant or underutilized commercial properties, including the second floor of buildings in the core commercial area of the CRA into attractive and viable businesses and spaces.

This grant will utilize the CRA's tax increment funding to leverage private investment that meets the goals of the CRA to improve Auburndale's physical form, to attract new growth and business, and to create or maintain a sense of vitality. Only fixed capital expenses will be eligible for a grant. The 50% match must be in the form of cash. In-kind expenses and soft costs such as architectural/engineering services will not be eligible as a match.

### Eligibility

Targeted Area - The Redevelopment Grant is available to property owners or tenants in the core commercial areas of the CRA. This is defined as being located in the following zoning districts on the attached map: Central Business District, General Commercial-1, General Commercial, Neighborhood Commercial, and Residential/Institutional/Office.

### Targeted Businesses:

- Food-related businesses including sit-down restaurants, coffee shops, grocery stores, specialty food stores. Not including drive-through facilities, convenience stores, bars, nightclubs, lounges, or establishments that primarily serve alcoholic beverages.
- Office buildings including medical offices
- Manufacturing facilities
- Multi-family projects on the 2<sup>nd</sup> floor of downtown buildings or that contain 5 or more units
- Retail and other service-related businesses are not included in this program at this time.

### Eligible Expenses -

- Fixed capital improvements which facilitate occupancy and/or that increase the taxable value of a property. This may include electrical/plumbing upgrades, structural upgrades, accessibility improvements, permanent improvements that will remain despite lease terminations or sale of properties, and other expenses such as those listed below.
- Tenant improvements for new restaurants, to include grease traps, venting systems, fire sprinkler systems, or other fixed capital expenses.
- Renovations that may be required by the Fire or Florida Building Code to address accessibility issues, or that make "historic buildings", as defined by the Florida Building Code, habitable. Examples include installation of an elevator, ramps, sprinkler systems, or plumbing, electrical, or mechanical upgrades. Normal maintenance or repair expenses are not eligible for grant funding.
- Façade improvements if part of a comprehensive improvement project for an existing building. This could include re-roofing, cleaning and/or repainting of masonry work, stucco work, or

replacement of structural architectural elements. Single façade improvement projects will not be considered.

### Ineligible Expenses

These costs are ineligible to be funded by the grant or to be considered as the required 50% match.

- No grant funds will be provided to correct code violations.
- Cost of land.
- Normal maintenance or repair expenses.
- Soft expenses such as architectural services, engineering services, or contractor labor will not be accepted as the required 50% match.

### **Process**

Applicants must meet with the Community Development Director or CRA Manager prior to completing the attached application. Call 863-965-5530 or email [com-dev@auburndalefl.com](mailto:com-dev@auburndalefl.com).

After the application is received, a committee made up of the CRA Chair, the Community Development Director, and CRA Manager will meet to discuss the application and determine if the project is eligible for a redevelopment grant based on the above criteria. The applicant will be notified if the project is eligible and if so, eligible expenses will be reimbursed at 50% up to \$50,000 after the project is complete. Applications will only be accepted for projects that have not yet started construction.

Applications are accepted throughout the year and grants will be awarded on a first-come first-served basis until funding runs out. Applicants are only eligible to receive grant funding once every 2 year per property. The Redevelopment Grant can be combined with the Impact Fee Assistance Grant.

A funding agreement will be executed prior to the project starting. The applicant will be required to show invoices or receipts of expenses prior to being reimbursed.

# Auburndale Community Redevelopment Agency Grant Program

## Redevelopment Grant

Prior to completing this application, please contact the Community Development Director or CRA Manager to discuss your project at 863-965-5530 or [com-dev@auburndalefl.com](mailto:com-dev@auburndalefl.com).

Date: \_\_\_\_\_

Applicant's Name: \_\_\_\_\_

Applicant's Phone: \_\_\_\_\_

Applicant's Email Address: \_\_\_\_\_

Name and Type of Business: \_\_\_\_\_

Property Address: \_\_\_\_\_

Property Owner's Name (if different): \_\_\_\_\_

### Submission Requirements:

- A written description and pictures of the current condition of the property/building.
- Description of why the redevelopment project is being pursued and how the property/building will be used after the redevelopment project.
- Description of what upgrades will be made to the property/building. Pictures or renderings should be included.
- A list of all anticipated costs for the project from a licensed contractor (cost estimate). This should include eligible expenses and non-eligible expenses.
- If approved, a funding agreement between the CRA and Applicant will be formed.

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### *For Staff Use:*

Date of Committee Meeting: \_\_\_\_\_

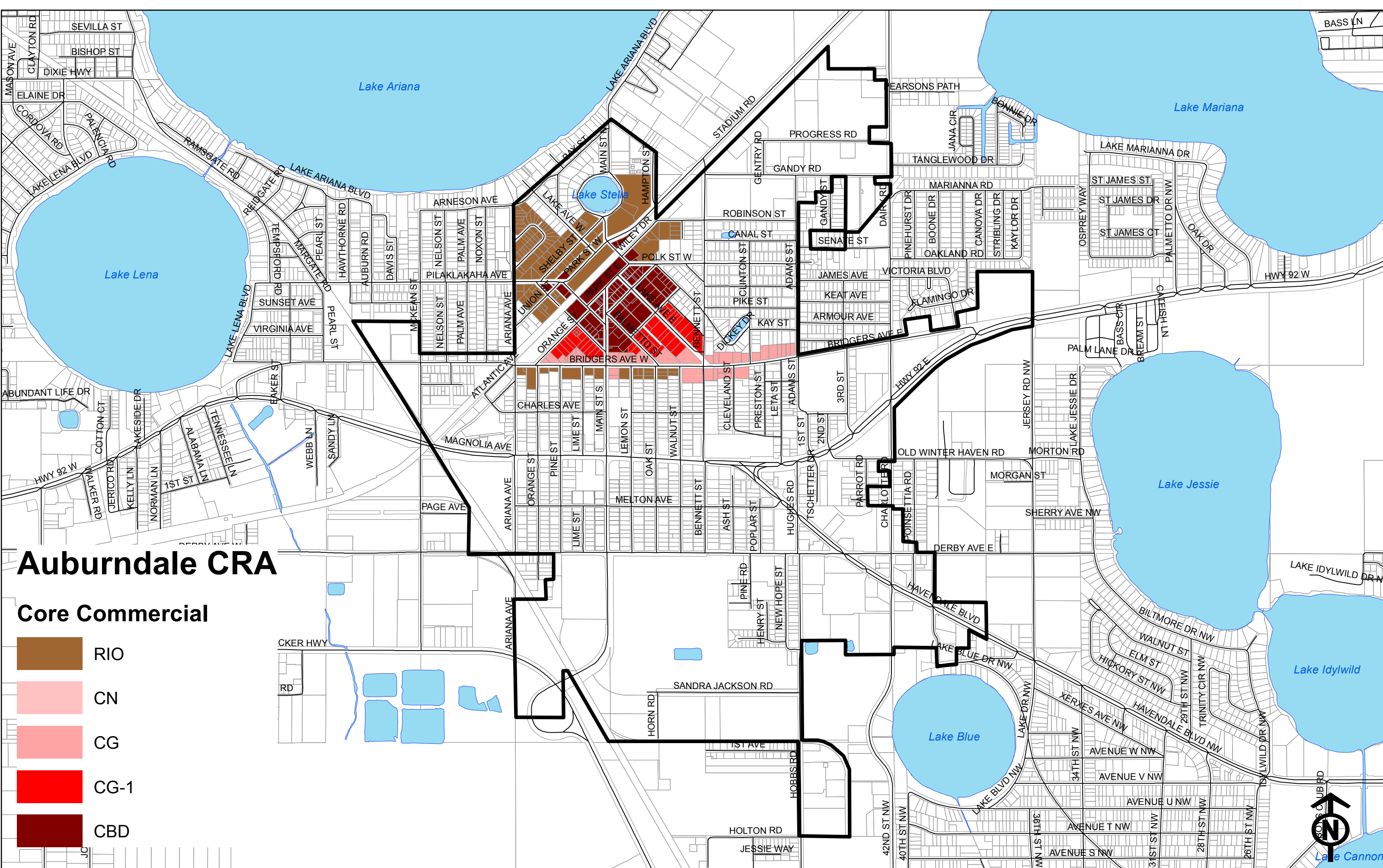
Signature of Approval: \_\_\_\_\_

Copy of Application Received by Building Official \_\_\_\_\_

OR

Signature of Disapproval and Reason: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



# Auburndale CRA

## Core Commercial

- RIO
- CN
- CG
- CG-1
- CBD

