

Auburndale Community Redevelopment Agency

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 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 areas 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. In-kind expenses and soft costs such as architectural/engineering services will not be eligible as a match.

Eligibility

Targeted Areas - 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, Residential/Institutional/Office, and Commercial Highway (fronting the U.S. Hwy 92 & Havendale Blvd. commercial corridor).

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 2nd floor of downtown buildings or multi-family projects on vacant land that contain 5 or more units
- Retail, Shopping Centers, and 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 and will not be considered for the 50% match.

- Improvements made prior to grant approval.
- Properties that have received grant funding in the past two (2) years.
- In-kind and sweat equity labor or material costs.
- Façade-only improvement projects.
- Demolition costs.
- 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.

Grant Amount

- Project Investment up to \$350,000: 50% of Eligible Expenses, up to a maximum of \$50,000.
- Project Investment over \$350,000: 15% of Eligible Expenses, up to a maximum of \$300,000.
 - Bonus: Additional 5% Grant for Local Historic Preservation Designation (for a total of 20% of Eligible Expenses, up to a maximum of \$350,000)

Application Procedures

Applicants must meet with the Community Development Director or CRA Manager prior to completing the attached application. Call 863-965-5530 or email jwomble@auburndalefl.com. The Community Development Director and CRA Manager will assist in explaining the application procedures and required documentation to ensure that the appropriate information is provided for each application.

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 committee may request additional improvements be added to the project to receive funding or may not fund specific improvements that do not meet the grant criteria. 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 years per property. The Redevelopment Grant can be combined with the Impact Fee Assistance Grant.

The applicant will be notified if the project is eligible and eligible expenses will be reimbursed for the lowest quote. 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.



Date Submitted: _____

Auburndale Community Redevelopment Agency
1 Bobby Green Plaza, Auburndale, FL 33823
(850) 965-5530

Redevelopment Grant Application

Prior to completing this application, please contact the Community Development Director or CRA Manager to discuss your project at 863-965-5530 or jwomble@auburndalefl.com

Applicant's Name:	Parcel No:	
Mailing Address:		
Property Address:		
Property Owner:	Total Cost of the Project:	
Business Name:	Type of Business:	
Phone Number:	Email Address:	
Estimated Start Date:	Estimated Completion Date:	
<p>The following have been attached to this application** (Please Check all that Apply):</p> <p> <input type="checkbox"/> Description of Current Conditions of the Property/Building <input type="checkbox"/> Photographs of Current Conditions of the Property/Building <input type="checkbox"/> Summary of Scope of Work <input type="checkbox"/> Conceptual Plans and/or Surveys <input type="checkbox"/> Two (2) Cost Estimates for Each Improvement from a Licensed Contractor </p> <p style="text-align: center;">**Application <u>WILL NOT</u> be reviewed without all supporting data** **If approved, a funding agreement between the CRA and Applicant will be formed**</p>		
<p>By signing below, I understand that I am required to submit a cost estimate for labor broken down into scope of work line items. I hereby submit the attached plans and specifications for the proposed project and understand that the Auburndale CRA Grant Application Committee must approve all proposed improvements in the project. No work shall begin until I have received written approval from the CRA. I agree to place a CRA Grant sign in front of the business site for the duration of the project and agree to return the sign. Grant monies will not be paid until the project is completed as proposed and paid invoice(s) provided. The project must begin within 90 days of grant approval and completed in the time period specified in the funding agreement.</p>		
_____	_____	_____
Printed Name	Signature	Date
<p><i>For Staff Use:</i></p> Date of Committee Meeting: _____ Signature of Approval: _____ Copy of Application Received by Building Official _____ OR Signature of Disapproval and Reason: _____		