




Florida's Dynamic
Waterfront Community

RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY

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MEMORANDUM

TO: Honorable Chair and Members, CRA Board of Commissioners
City of Riviera Beach, Florida

FROM:  Scott Evans
Interim Executive Director, CRA

COPY: J. Michael Haygood
General Counsel, CRA

DATE: May 17, 2017

SUBJECT: A Resolution approving the 2017 Commercial Grant Incentive Programs.

REQUEST FOR BOARD ACTION

The Agency is requesting the Board of Commissioners to approve a Resolution authorizing the 2017 Commercial Property Improvement Grant Incentive Programs for an amount not to exceed \$350,000 dollars in accordance with the approved budget, and amending the Economic Incentive Procedures Manual, adopting the 2017 Incentive Underwriting Criteria (Attached as Exhibit A) for the 2017 programs.

BACKGROUND / SUMMARY

On February 8, & February 22, 2017, the CRA Board considered the proposed Commercial Grant Incentive programs and requested that the program be amended to promote and encourage local participation of contractors who will perform the repair/improvement work and of locally-based business tenants who will occupy the improved spaces. The program's underwriting criteria have been amended to include these preferences with additional points awarded to applications that utilize Riviera Beach based contactors. Additional language has also been added to provide the following:

“It is the RBCRA Commission’s desire for Grant Recipients to fully utilize the services of local contractors to all of the remodeling work and improvements required in each project, consequently, applicants are ardently encouraged to utilize local Riviera Beach-based contractors for every job/task associated with the successful completion of their project(s)”.

Additionally the authorizing resolution for the 2017/2018 program has been revised to limit grant applications to property owners and business owners who have never received a grant previously.

Pursuant to the adopted Comprehensive Redevelopment Plan, and the CRA Plan adopted in 2011, the 2017 Commercial Incentive Program will include grant incentives to encourage the private sector to undertake redevelopment within the Community Redevelopment Area. This program was last offered by the Agency in 2013, and will return as key component of an incremental strategy to promote redevelopment of our existing commercial properties.

The two approved programs are the Property Improvement Incentive Program, and the Beautification Incentive. The Property Improvement Incentive Program will provide Business and Property Owners with grants of up to \$40,000 dollars to make property and façade improvements to their business and property. The program requires a 1:4 match for local property owners and provides bonus points for projects that have a 1:1 match or greater. The process for the program will start with a series of meetings and workshops to notify both local contractors and the eligible business and commercial property owners that the program is starting, and provide assistance in applying and participating in the program. The completed applications will be evaluated and ranked and presented to the CRA Board for approval based on the amount of available funds. The review process will verify that all applicants are fully compliant with the grant guidelines. All approved commercial incentive projects will be required to follow all city codes and regulations.

The Properties of Distinction Program enables the CRA to work with the property owners to design a customized plan of action that will result in the subject property achieving its “highest & best use.” It will focus on projects which will attract at least \$500,000 in Public & Private capital investments; the CRA’s investment in these types of project is expected to be leveraged by at least three times the amount in Private capital.

The Commercial Beautification program provides up to \$4,000 dollars for visual exterior improvements to commercial property. The improvements are for painting, installation of surveillance equipment, minor parking lot repair, signage and landscaping. The program allows the CRA to fund up to 100% of these small projects up to a maximum contribution of \$4,000.00 dollars.

The Agency passed Resolution No. 2012-02, adopting an Economic Development Incentives Procedure Manual Neighborhood Initiatives Procedure Manual on January 25, 2012, and completed a total of two rounds of the program between 2010 and 2014.

The 2017 program will include evaluation criteria for the applications that will promote high quality projects that utilize Riviera Beach based contractors and sub-contractors. The Evaluation Criteria is attached as Exhibit A.

Attached as background are the program elements of the board approved Manual that will be included in our proposed 2017 program offering.

FISCAL IMPACT & SCHEDULE

The Agency Board approved the budget for this program of \$350,000 in the annual budget. The program will take approximately one year to complete beginning with a community outreach to identify local contractors, and to notify local business and property owners to participate in the

program, followed by a ranked application process, CRA Board approval, construction, and project close-out.

RECOMMENDATIONS

Staff recommends Board approval of the attached Resolution authorizing the 2017 Commercial Property Improvement Grant Incentive Programs to include the Property Improvement Incentive Program, the Beautification Incentive for 2017, and the Evaluation criteria attached as Exhibit A.