




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, CRA Attorney

DATE: August 28, 2019

SUBJECT: A Resolution to Approve the Commercial Grant Incentive Program Round II Applications to Assist Local Business and Improve Properties in the Community Redevelopment Area and Increase the Remaining Allocation for FY 2018/2019 Budget, In the Amount of \$56,457.93 for a total of \$239,764.12.

REQUEST FOR BOARD ACTION

The RBCRA staff is requesting approval of the Commercial Grant Incentive Program Round II applications to assist local business and improve properties in the Community Redevelopment Area with external improvements.

BACKGROUND

In March 2018, the Board approved six Commercial Grant applications for a total of \$167,293.81. Originally, \$350,000 was allocated. On February 6, 2019, the Board provided approval to open up Round II of the grant program to accept applications for the remaining \$182,706.19 not previously allocated in Round I. On July 24, 2019 the Board requested this item be brought back at the next meeting to allow sufficient time for the board to complete a review of the submitted applications.

CURRENT STATUS

For Round II, the Agency received seven (7) qualified applications for review and consideration. The Commercial Grant Incentive Program has two distinct initiatives: The Property Improvement Incentive Program and the Beautification Incentive Program. The Property Improvement Incentive Program provides up to \$40,000 in matching funds, which consist of 4 public dollars: 1 private dollars invested by the applicant. The Beautification Incentive Program is capped at \$4,000 for small projects such as painting and minor landscaping and does not require

a match. External improvements completed within ninety days of the applicant receiving approval from the board will be deemed eligible for reimbursement under Round II of this program

REVIEW PROCESS

All grant applications were reviewed and scored by RBCRA Project Manager Andre' Lewis and RBCRA Consultant Paul Skyers, under the supervision of the Executive Director. Applications were scored based on the underwriting criteria approved by the RBCRA Board. See Exhibit "A" for scoring results and a project summary.

BUDGETARY IMPACT

The Agency currently has \$182,706.19 available in the program budget for FY 2018/2019. The budget will need an additional allocation of \$56,457.93 to fully fund all six projects. This additional amount will be added to the current FY2018/2019 budget. See the breakdown below:

APPLICANT NAME	ADDRESS	RANKING	PROJECT AMOUNT	RBCRA DISBURSEMENT AMOUNT	PROJECT BALANCE
Millennium One	2001 Broadway Riviera Beach	1 st	\$70,856.00	\$40,000.00	\$30,856.00
Taxes 911	125 President Barack Obama Hwy	2 nd	\$35,486.00	\$29,530.00	\$ 5,956.00
The Ferguson Firm	2826 Broadway Suite 101	3 rd	\$12,792.65	\$10,234.12	\$2,558.53
Gladstone Realty Investment Corp	1901-1923 Broadway	4 th	\$97,800.00	\$40,000.00	\$57,800.00
Zacree LLC	1601 Broadway	5 th	\$61,917.00	\$40,000.00	\$21,917.00
SUBTOTAL				\$159,764.12	\$117,699.00
Atlantic National LLC	64 W 21 st St	6 th	\$61,500.00	\$40,000.00	\$21,500.00
Victory Church	2121 Broadway	7 th	\$61,080.00	\$40,000.00	\$25,080.00
GRAND TOTAL				\$239,764.12	

RECOMMENDATION

Staff recommends approval of the seven applications for funding under the Commercial Grant Incentive Program Round II. The Grant approvals for the lowest ranking application is subject to Board approval of program funding in FY18/19 for an additional \$56,457.93. Grant agreements will only be completed for amounts approved in the Agency Budget.

EXHIBIT A PROGRAM APPLICANTS

Business Name	Location	Project Amount	Amount Allocated	Applicant Summary
BB&T Bank Building, Housing Authority and RBCRA office	2001 Broadway	70,856.00	\$40,000.00	<p>The applicant is applying for a Property Improvement Incentive Program Grant in the sum of \$40,000. The total project cost is \$70,856, and applicant will invest \$30,856 of its own funds on this project. The applicant will use the grant funds to enhance the property's visual appeal by adding distinctive design elements to the building's exterior and to its façade. Specific improvements include:</p> <ul style="list-style-type: none"> • Install a landmark sculpture in front of the building • Re-surface the parking lot • Upgrade Landscaping (fill in hedging, install green island Fichus, install small white decorative stones) <p>The applicant's building is located on a primary commercial corridor (2001 Broadway) within the Community Redevelopment Area and will fill a small portion of the demand for commercial space in that sub-district.</p>
183pts Scored				
Taxes 911, LLC	125 President Barack Obama Hwy	\$35,436.00	\$29,530.00	<p>The applicant is applying for a Property Improvement Incentive Program Grant in the sum of \$29,530. The total project cost is \$35,436, and applicant will invest \$5,906 of its own funds on this project. The applicant will use the grant funds to renovate a blighted property by executing specific exterior improvements geared towards enhancing the property's appearance. Specific improvements include:</p> <ul style="list-style-type: none"> • Re-roofing the building • Resurfacing & striping the parking lot • Landscaping • Signage <p>The applicant's building is located on a primary thoroughfare (125 President Barack Obama Hwy.) within the Community Redevelopment Area, and the revitalized subject property will serve as a catalyst for redevelopment in a sector of the CRA that is economically challenged.</p>
116pts Scored				
Ferguson Firm, PLLC	2826 Broadway	\$12,792.65	\$10,234.12	<p>The applicant is applying for a Property Improvement Incentive Program Grant in the sum of \$10,234.12. The total project cost is \$12,792.65, and applicant will invest \$2,558.53 of its own funds on this project. The applicant will use the grant funds to enhance the property's visual appeal by adding distinctive signage to the building's exterior and the installation of a security system. Specific improvements include:</p> <ul style="list-style-type: none"> • Installation of two large signs • Branding & logo installation • Security Door System • CCTV Camera System <p>The applicant's building is located on a primary commercial corridor (corner of Broadway and W. 27th Street) within the Community Redevelopment Area and will fill a small portion of the demand for commercial space in that sub-district.</p>
115pts Scored				

<p>Manpower, All County Insurance and Listen to God Ministries</p> <p>105pts Scored</p>	<p>1901-1923 Broadway</p>	<p>\$97,800.00</p>	<p>\$40,000.00</p>	<p>The applicant is applying for a Property Improvement Incentive Program Grant in the sum of \$40,000. The total project cost is \$97,800, and applicant will invest \$57,800 of its own funds on this project. The applicant will use the grant funds to enhance the property's visual appeal by adding distinctive design elements to the building's exterior and to its façade. Specific improvements include:</p> <ul style="list-style-type: none"> • Replacement of all storefront framing, glass and doors • Installation of steel awnings <p>The applicant's building is located on a primary commercial corridor (1901 Broadway) within the Community Redevelopment Area and will fill a small portion of the demand for commercial space in that sub-district.</p>
<p>Former Webb Dry Cleaning</p> <p>105pts Scored</p>	<p>1601 Broadway</p>	<p>\$61,917.00</p>	<p>\$40,000.00</p>	<p>The applicant is applying for a Property Improvement Incentive Program Grant in the sum of \$40,000. The total project cost is \$61,917, and applicant will invest \$21,917 of its own funds on this project. The applicant will use the grant funds to enhance the property's visual appeal by adding distinctive design elements to the building's exterior and to its façade. Specific improvements include:</p> <ul style="list-style-type: none"> • Replacement of all storefront framing, glass and doors • Painting • Exterior block repairs <p>The applicant's building is located on a primary commercial corridor (1601 Broadway) within the Community Redevelopment Area, and it has two prospective marine industry tenants awaiting its renovations. The building will fill a small portion of the demand for commercial space in that sub-district</p>
<p>Atlantic National Commercial Retail</p> <p>100pts Scored</p>	<p>64 W 21st</p>	<p>\$61,500.00</p>	<p>\$40,000.00</p>	<p>The applicant is applying for a Property Improvement Incentive Program Grant in the sum of \$40,000. The total project cost is \$61,500, and applicant will invest \$21,500 of its own funds on this project. The applicant will use the grant funds to renovate a blighted retail/office commercial building by executing specific exterior improvements geared towards enhancing the property's appearance. Specific improvements include:</p> <ul style="list-style-type: none"> • Installation of impact windows • Installation of industrial glass & steel doors • Stucco & painting • Installation of outside lighting • Installation of a new wooden fence • Installation of a new sidewalk & handicap ramps • Resurfacing & striping the parking lot • Landscaping • Signage • Addition of a bicycle parking rack and exterior benches <p>The applicant's building is located on a secondary thoroughfare (corner of Avenue E & W. 21st Street) within the Community Redevelopment Area, and the revitalized subject property will serve as a catalyst for redevelopment in a sector of the CRA that is economically challenged.</p>

Victory Church	2121 Broadway	\$65,080.00	\$40,000.00	<p>The applicant is applying for a Property Improvement Incentive Program Grant in the sum of \$40,000. The total project cost is \$65,080, and the applicant will invest \$25,080 of its own funds on this project. The applicant will use the grant funds to do exterior renovations to the church building by executing specific exterior improvements geared towards enhancing the property's appearance. Specific improvements include:</p> <ul style="list-style-type: none"> • Installation of Impact Windows • Installation of industrial glass & steel doors • Stucco & Painting • Installation of a new perimeter fencing • Resurfacing & striping the parking lot • Signage • Landscaping <p>The applicant's building is located on a secondary thoroughfare (W. 20th Street) within the Community Redevelopment Area, and the revitalized subject property will serve as a venue for social impact programs within Riviera Beach.</p>
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75pts Scored