



City of Crescent City, Florida
Community Redevelopment Agency
Redevelopment Grant Program



The Redevelopment Grant is a CRA program that serves to support private redevelopment projects.

Objectives:

- Ensure redevelopment continues, including rehabilitation and renovation of the City's existing older commercial buildings and improve building infrastructure.
- Assist businesses relocating to a more suitable location and allow for re-merchandising of vacated space.
- Support commercial property owners and listing realtors in obtaining the highest and best use of vacant and semi-occupied properties.
- Eliminate blighted properties and offset costs of such upgrades as; ADA, building code, sprinkler systems, egress, and parking.
- Attract private sector investment.
- Grow employment and business opportunities to sustain the economic health of Crescent City and enhance the quality of life for its residents.

Grant Categories:

The Commercial Grant Program is designed to support downtown redevelopment projects. Since not all redevelopment obstacles are the same, this program allows the CRA the flexibility to choose from a variety of options to facilitate projects that would not happen without CRA assistance at some level. Grant funds will require a redevelopment agreement and target four specific elements of the project.

- I. Significant upgrade of commercial properties.
- II. Improvements to the leasehold space in a comprehensive manner so the building can be prepared for multiple tenants and/or an anchor tenant.
- III. Redesign of the building facade and exterior grounds of the property.
- IV. Redesign and improvement of the public space/streetscape in front of the property.

Evaluation Criteria:

The project will be evaluated based on the following criteria.

- Economic benefit to the surrounding properties and targeted redevelopment properties.
- Increase in commercial ad valorem taxable value.
- Amount of improved square footage.
- Renovation or construction that will spur additional development and private investment.
- Renovation or construction that will have a substantial visual impact.
- Job Creation.
- Reduces or eliminates slum and blight
- Property owner and/or business is in good standing with the city.

Grant Criteria:

Property must be identified, through CRA renderings of proposed improvements, as a target site for improvement or redevelopment in the CRA district. If the property owner agrees to the proposed improvements, a total budget for the improvements will be developed, through bids from licensed contractors and suppliers, and submitted to the CRA Board for approval.

If approved, an agreement will be executed which will include the amount of the grant, improvements to be made, and a repayment schedule if the improvements are removed or altered by the recipient. All grant funds will be paid directly to vendors performing the work/improvements. All proposals must meet State building code requirements as well as City of Crescent City code requirements.

In general, grant assistance is focused on visible improvements of the exterior area of the commercial property. The following exterior improvements are eligible examples, but not limited to:

- Removal of a false material that may cover the original building appearance, such as plywood, metal or deteriorated stucco.
- Pressure cleaning
- New stucco or stucco repair
- Painting
- New windows or replacements
- New doors or replacements
- New or replacement woodwork
- Masonry work (new or repointing of mortar joints)
- Signs (including the removal of old signs and the design, production and installation of new signs)
- Awnings (including the removal of old awnings and installation of new awnings)
- Tear out required to build a new entrance into the building
- Landscaping and planters
- Repair of the parking lot
- Lighting of the exterior
- Brick or textured pavement
- ADA improvements

Grant assistance is also to prepare the space for an anchor tenant, or multiple tenants.

The following improvements, but not limited to, are eligible:

- Utility and structural upgrades
- Fixed improvements to interior spaces.
- Interior painting and finishing
- Flooring (tile, carpet, or wood)
- Ceiling improvements (including drop-ceiling systems)
- Additional lighting
- Storefront lighting
- Installation in preparation of kitchen equipment, microbrewery, or such items needing structural modification.
- ADA and code compliance

**City of Crescent City
Community Redevelopment Agency (CRA) Commercial Real Estate Redevelopment
Grant Application**

1. Name of Property Owner: _____
Name of Co-Owner: _____
Business Name: _____
Property Address: _____
Mailing Address: _____
E-mail Address: _____
Parcel ID #: _____

2. Description of the improvement(s):

Attach a drawing or rendering of the planned improvements, as well as any descriptive material.

3. Current photos of the property or structure must be attached to this application.

4. Total Redevelopment Project Costs: _____

5. Attach estimates or project cost list:

I. Significant Building Upgrades: _____

II. Interior and Leasehold Improvements: _____

III. Building Façade & Exterior Grounds: _____

Other: _____

Total Redevelopment Project Costs: _____

6. The undersigned applicant agrees to allow the work specified in this agreement to be completed as designed.
7. All Grant Applications must receive approval by The City of Crescent City CRA.
8. The undersigned agrees to repay the cost of improvements that are removed, altered, painted over, or reconstructed after the grant funded work is complete. The repayment shall be as follows:

Time frame	Repayment
Within 2 years	100% of total
Within 3 years	75% of total
Within 4 years	50% of total
Within 5 years	25% of total
9. Work can be completed by either a contractor (specializing in the area that is applied for) or by the applicant themselves. If an applicant chooses to perform their own work, they may not request reimbursement for their own labor or major tool purchases.
10. Property must be current in water/sewer/garbage, and tax bills and without City liens. All businesses on the property must have a Business Tax Receipt.

(Applicant Signature)	(Date)	(Phone#)
(Printed Name)		
(Co-Applicant Signature)	(Date)	(Phone#)
(Printed Name)		