



City of Flagler Beach CRA Redevelopment District Grant Program

Guidelines and Application



Grant Year 2008-2009



**City of Flagler Beach CRA
Application Form
Redevelopment District Grant Program**

NAME: _____ Own _____ Lease _____

PROPERTY ADDRESS: _____

MAILING ADDRESS: _____

PROPERTY ID # (on taxes) _____ CURRENT USE _____

TELEPHONE: _____ (DAY) _____ (EVENING)

TYPE OF IMPROVEMENT PLANNED:

Exterior _____ Painting _____ Signage _____ Awning _____ Screening _____ Other _____

PROJECT PROPOSAL ON IMPROVEMENTS (Attach the following)

- a. A summary of the scope of work to be performed.
- b. Color photographs clearly showing existing conditions of the facade, neighboring buildings and public entrances
- c. Sketch plans and specifications detailing the scope of work that will be required at the time of application and will be further developed at the project review conference.
- d. Samples of all paint colors, signage and awnings materials to be used on the building.
- e. An all inclusive estimate supporting project costs. If a contractor is used to do the work, then at least two (2) estimates must be provided.

ESTIMATED TOTAL COST OF PROPOSED IMPROVEMENTS: \$ _____

ESTIMATED AMOUNT OF GRANT ASSISTANCE REQUESTED: \$ _____

I UNDERSTAND THAT IN ORDER FOR MY REQUEST FOR GRANT FUNDING TO BE APPROVED, I MUST AGREE TO THE FOLLOWING CONDIDITIONS:

- 1. To follow the design recommendations as approved by the Redevelopment Committee, and the City of Flagler Beach Ordinances. **I further agree to maintain all improvements and not to alter the project for a period of three (3) years without approval from the City CRA.**
- 2. To adhere to the Application Procedures and Guidelines and the Grant Agreement as specified.
- 3. That I shall incur all initial project costs and receive reimbursement only after:
 - a. All improvements have been completed.
 - b. Final inspections of the improvements are approved by the City of Flagler Beach.
 - c. Proof of payment for project costs have been received
- 4. Additional improvements or changes not approved will not be funded
- 5. Grant awards will be based on lowest bid unless approved by the CRA Board. You must get approval by the City to use another bid or you will only be reimbursed based on the approved amount. **No grants are awarded if Code Violations exist**

Acknowledgement of notification _____

- 6. Attendance at the CRA Board meeting when this application is reviewed is mandatory

Acknowledgement of notification _____

I ACKNOWLEDGE THAT I HAVE RECEIVED AND UNDERSTAND THE DESIGN GUIDELINES, THE REDEVELOPMENT DISTRICT GRANT PROGRAM\PROCEDURES AND THE GRANT AGREEMENT.

APPLICANT SIGNATURE

DATE

Introduction

In 2002 the City of Flagler Beach adopted a Community Redevelopment Plan which listed numerous goals and objectives for the area designated the Community Redevelopment Area. Policy 3.2.1 of that plan establishes the Community Redevelopment Agency and the City Commission during the budget allocation of the Community Redevelopment Trust Fund will consider the need for facade improvements.



A Redevelopment Committee was established to help the CRA Board with the development a Downtown Master Plan and Design Guidelines. This Committee was responsible for the creation of the Redevelopment Grant Program. In addition, the Committee was instrumental in the creation of the Downtown Master Plan and Design Guidelines adopted by the City Commission in 2006.

PROGRAM GRANT AWARDS

All approved projects are eligible to receive a 50% rebate with a total maximum Grant of \$2,000 awarded to any one project. For example, if a proposed project's cost totaled \$7,000, the property owner could be eligible for a \$2,000 Grant Award should the project meet the required guidelines. If a proposed project's total cost was \$500.00, the owner will be eligible for a \$250.00 award. All disbursements of Grant Funds will be made following completion and final inspection of the improvement project.

APPROVAL CRITERIA

Approved projects must comply with the established Design Guidelines of the City of Flagler Beach.

The City awards the Matching Grants to applicants (Property Owners or tenants with the consent of the Property Owner) on a first come first served basis until funding for the fiscal year is committed. The CRA Board reserves the right to choose a priority driven project over another one.

ELIGIBLE EXPENDITURES

Exterior Renovations: Including, but not limited to:

- **Repairs-** repairing or replacing architectural details, door and window repair or replacement, porch additions or structural repairs, storefront structural and aesthetic repairs, painting and cleaning of the building if it is in conjunction with other improvements. All repairs must improve the overall aesthetics/façade of the building facing public entrance areas and must not be part of periodic maintenance of a building in order to be eligible for grant assistance.
- **Signage:** Including removal of old signs and obsolete sign poles, brackets or fixtures: and the design, production and installation of new signage.
- **Awnings:** Including removal of old awnings and the purchase and installation of new appropriate fireproof awnings.
- **Screening:** Including the screening of trash receptacles, air conditioning, utility equipment, or other unsightly objects or areas with landscape material or with fencing material that compliments the building material.
- **ADA Compliance:** Includes removal of deteriorated\unsafe access ramps and installation of new ramps to meet compliance requirements of the ADA.

Additional Eligible Expenditures

- **Code Compliance-** Grant awards will be provided to allow property owners some assistance in bringing their buildings into compliance with Federal, State, or local requirements as long as the project improves the overall appearance of the property.
- **Demolition of unsafe structures in the CRA.** These structures must be deemed as unsafe by the Building Official of the City of Flagler Beach prior to demolition.

Exceptions

Painting only- If owners wish to paint their building exterior, they will be allowed to do so only once with grant assistance. The assistance will be limited to the cost of the paint ONLY, and receipts for such purchase must be presented for reimbursement upon project completion. Labor can be done by the owner or by a contractor, at the owner's expense.

QUALITY OF WORK

All work must be performed in a professional manner. Prior to the work commencing, the Grantee must secure all necessary Federal, State, and local permits. Upon completion, all work must pass applicable Federal, State, and local inspections. The City reserves the right to withhold reimbursement payment should the final inspection reveal that the work performed was not completed in a professional and workmanlike manner.

ALTERATIONS

Grant recipients shall agree not to alter, modify or remove the improvements made in accordance with the agreement for a period of three (3) years without the written permission of the City. The City may permit such alterations, modifications, or removal of the improvements when it determines that granting permission would not undermine the goals, objectives and policies of the Redevelopment Plan.

MAINTENANCE

The Grant recipient shall agree to maintain the improvements, made in accordance with this agreement, for a period of three (3) years. Failure to meet maintenance requirements will result in ineligibility for future grants.

INELIGIBLE EXPENDITURES

- Improvements made prior to Grant approval
- Interior renovations
- Refinancing existing debts
- Non-fixed improvements
- Inventory\fixtures\equipment
- Business payroll

- General periodic maintenance including but not limited to: roof repairs/replacement, exterior pressure washing, painting, general building maintenance unless otherwise indicated in the guidelines.
- Item funded by a previous grant (i.e., painting would become a deferred maintenance issue, not eligible for funding)

APPLICATION PROCEDURES AND GUIDELINES

- I. Applications under the Redevelopment District Grant Program are accepted on a quarterly basis and the CRA Board reserves the right to choose a priority driven project over another one. Those projects not chosen will go into the next quarterly cycle for consideration. The application cycle will be opened in October and will remain open until funding for the fiscal year is depleted.
- II. Applicants seeking funding for property improvements located within the Community Redevelopment Area shall submit a completed application to the City. Applicants must follow the adopted Grant Application process.
- III. Completed applications shall include the following if applicable:
 - a. A summary of the scope of work to be performed.
 - b. Color photographs clearly showing existing conditions of the facade, neighboring buildings and public entrances
 - c. Sketch plans and specifications detailing the scope of work that will be required at the time of application and will be further developed at the project review conference.
 - d. Samples of all paint colors, signage and awnings materials to be used on the building.
 - e. An all inclusive estimate supporting project costs. If a contractor is used to do the work, then at least two (2) estimates must be provided.
- IV. An applicant whose submission is incomplete shall be so informed by the City. The City shall also review all applications to determine if they meet the criteria for approval and are in compliance with the design guidelines.
- V. Applicants shall be notified in writing of all approvals, approvals with conditions, or denials.
- VI. The applicant shall incur all initial project costs and may receive reimbursement only after all improvements have been completed in accordance with the Grant Award.
- VII. Reimbursement for any and all unforeseen changes in the scope of work that may arise during the renovation process will be considered on a case by case basis.
- VIII. Prior to reimbursement of project costs, the applicant shall agree in writing, to maintain all improvements and not to alter the project for a period of three (3) years without approval. Routine maintenance (e.g. replacing some materials, repainting same color, etc.) does not require City approval.
- IX. Requests for reimbursement of project costs shall be viewed as a single, completed package. Costs not included in either the approved renovation plan or an approved change order shall not be considered for reimbursement.

- X. Required documentation for reimbursement of project costs must include:
 - a. Copies of cancelled checks, certified checks or money orders of project costs
 - b. Detailed invoices and paid receipts
 - c. Name, address, telephone number of design professional, general contractor, sign contractor, etc., if applicable.
- XI. Project costs reimbursement shall be made upon total completion of the project, presentation of documented project cost, and a final inspection of the project by the City to ensure the work was performed
- XII. The City reserves the right to verify any and all cost associated with design or renovation work for which the reimbursement is requested.
- XIII. The approved project must comply with the requirements of the City Code and the applicant must obtain the necessary permits, and zoning approvals.
- XIV. Work on projects receiving funding must begin within forty-five (45) days, and must be completed within one year from the date of grant approval, unless a written request has been submitted and approved by the City. Under no circumstances will a project be extended more than six (6) months. Applicants for those projects that have not received a written extension and whose work is not completed within one year from the date of grant approval will be required to re-apply for funding during the next cycle.
- XV. Each applicant may receive only one Grant Award in any one cycle. An applicant having more than one property applying for a Grant will be placed on an “Alternate List,” which may be considered if funds are still available. The aggregate maximum of approvals may not exceed \$4,000 for any one business at the same address within a period of five (5) years.
- XVI. Grant applications and reimbursements shall be submitted to and received by the Flagler Beach Redevelopment Director. Grant applications, once reviewed, shall go to the CRA Board for final approval.

Flagler Beach Redevelopment District Grant Program **Design Guidelines**

The primary guidance for design of improvements shall be the objectives contained in the Community Redevelopment Plan, Downtown Master Plan, Downtown Design Guidelines, and the existing codes of the City of Flagler Beach. Consideration must be given to the impacts of improvements on the overall façade and building appearance and how it will impact surrounding uses.