

MARGATE COMMUNITY REDEVELOPMENT AGENCY

RESOLUTION NO. _____

A RESOLUTION OF THE MARGATE COMMUNITY REDEVELOPMENT AGENCY ADOPTING AMENDED GUIDELINES FOR THE COMMERCIAL FAÇADE GRANT PROGRAM AND THE COMMERCIAL PROPERTY LANDSCAPE IMPROVEMENT PROGRAM AS PROVIDED IN EXHIBITS "A" AND "B" WHICH ARE ATTACHED HERETO; PROVIDING FOR AN EFFECTIVE DATE.

BE IT RESOLVED BY THE BOARD OF THE MARGATE COMMUNITY REDEVELOPMENT AGENCY OF MARGATE, FLORIDA:

SECTION 1: That the Board of the Margate Community Redevelopment Agency hereby adopts the amended guidelines for the Commercial Property Façade Improvement Program, which are attached hereto as Exhibit "A", and the amended guidelines for the Commercial Property Landscape Program which are attached hereto as Exhibit "B".

SECTION 2: That this Resolution shall become effective immediately upon its passage.

PASSED, ADOPTED, AND APPROVED THIS 21st day of August, 2017.

Chair Tommy Ruzzano

RECORD OF VOTE

Caggiano

Schwartz

Ruzzano

Simone

Peerman



The Margate Community Redevelopment Agency

Commercial Property Façade Improvement Grant Program Policies and Procedures

I. Purpose

The purpose of the Commercial Property Façade Improvement Grant Program is to assist property owners with sites located in the Margate Community Redevelopment Area in substantively enhancing the visible appearance of their property. Many commercial properties were designed and built in styles that have become dated and suffer from lackluster maintenance. This has led to a situation in which some properties are not as attractive to potential tenants or shoppers. It is the goal of the Margate Community Redevelopment Agency (MCRA) to assist property owners in returning properties to their fullest potential through cash grants to property owners. These grants will assist owners undertaking substantial exterior renovations that will significantly enhance the appearance. The revised program will take effect February 16, 2015.

II. Eligibility Criteria

- a. Property must be located within the boundaries of the Margate Community Redevelopment Area.
- b. Must be a commercial property (retail, restaurant, office, service, mixed-use) and not solely provide living accommodations.
- c. Exterior improvements must adhere to all Federal, State, and Local requirements.
- d. Improvements must support the objectives and goals of the MCRA Plan.

III. Funding Guidelines

The MCRA is making grants available to all commercial properties within the Community Redevelopment Area, in an amount equal to 50% of project costs (including architectural services, fees, construction costs, etc.) up to a maximum grant award per the following parameters:

- a. For properties over 100 feet of frontage or more than 2 stories: Up to \$50,000 for eligible project costs.
- b. For properties with over 60 feet to 100 feet of frontage or more than 1 story: Up to \$25,000 for eligible project costs.

- c. For properties with 60 feet of frontage or less:
Up to \$12,500 for eligible project costs.

MCRA funding cannot exceed 50% of the total cost of each portion of the project, and the MCRA grant is subject to the limits listed above. If the MCRA approves the grant application, an Agreement between the property owner and the MCRA must be signed. The Agreement will guarantee that any façade improvements made with grant funds will not be altered unless pre-approved by the MCRA for a minimum of five (5) years after completion, and that the property will be maintained in accordance with the City of Margate's Property Maintenance Standards Ordinance. If these provisions are not met, the MCRA has the right to demand from the property owner the return of any funds disbursed plus interest at the prevailing rate but not to exceed eight percent (8%). No work covered by the grant application is to be undertaken without written approval of grant funds from the MCRA. The program will not reimburse the owner for work previously done or already underway prior to the MCRA board's approval of the grant.

IV. Eligible Expenses

Eligible expenses are those reasonable costs associated with undertaking a substantial façade improvement to commercial structures. This may include but not limited to: design fees, permit fees, construction costs, labor and materials, awnings, impact storefront systems, signage, stucco work, paint, light fixtures, etc. Additionally, costs associated with complying with the Florida Accessibility Code (as determined by the City of Margate Building Department) due to the undertaking of approved façade renovation upgrades are eligible. All work must be performed in a first class workmanlike manner in compliance with all applicable State, County and City of Margate ordinances and regulations, and must meet all building and other applicable codes.

V. Ineligible Expenses

Ineligible expenses include general maintenance items, painting (when not part of a larger improvement), repairs, concrete repairs, general parking lot striping, resurfacing or drainage, roof repair or replacement, with the exception of roof projects that structurally alter the façade of the building and are visible from adjacent roadways (i.e., change from flat to pitched roof, or significant increase in roof pitch, etc.), improvements to the rear of the building (unless visible from a right-of-way), fencing, interior repairs and landscaping. Handicapped parking striping is not an eligible expense except in limited instances where these expenses are mandated as part of eligible improvements by the City of Margate's Building Department. Work done prior to grant approval is not eligible for reimbursement.

VI. Application Checklist

Every application package must include the following items before it will be processed and considered for approval:

- ☐ Signed and completed application form.
- ☐ Copy of executed commercial lease (if tenant) or warranty deed (if owner).
- ☐ If applicant is a tenant, signed and notarized authorization by property owner is required.
- ☐ Business Plan or Executive Summary describing the use, management and occupancy of the property.
- ☐ Legal Description of the property.
- ☐ Narrative description of entire project being undertaken, including sources of financing.
- ☐ Detailed budget for entire project with breakdown of exterior improvements for which reimbursement is being requested from Program.
- ☐ A minimum of ~~two~~three bids/quotes from licensed, insured contractors and/or vendor.
- ☐ Preliminary construction schedule.
- ☐ Photograph of existing conditions with at least one photo showing adjacent properties- digital file and hard copy.
- ☐ Site plan or survey that accurately reflects the existing property-digital file and hard copy.
- ☐ Preliminary site plan and elevations of proposed improvements that enable staff to determine quality of design- digital file and hard copy.
- ☐ Color chips and material samples.

VII. Application Procedure

Applicants are advised that it may take between 60 and 90 days to fully process a Grant Application, depending upon the completeness of the Application and back up information, and the MCRA Board meeting schedule. The MCRA Board meets on a monthly basis. Once an application is fully complete it is anticipated that it will be presented to the Board at the next available meeting.

Applicants shall follow the steps listed below for application approval:

- a. Schedule an appointment with MCRA staff as early in the process as possible to discuss project and make sure it meets program intent. Please call (954)969-3640 or e-mail cra@margatefl.com.
- b. Meet with the Economic Development Department for a preliminary review of proposed renovations to property.
- c. Compile application materials and submit application to MCRA.
- d. MCRA staff reviews application, conducts a site inspection and notifies applicant of any missing information.
- e. Complete application and Grant Agreement signed by applicant are presented to CRA Board for approval. The decision of the MCRA Board shall be final.

- f. MCRA staff notifies applicant of MCRA Board approval or denial.
Applicants not approved may apply again one year from denial.
- g. Project commences.

VIII. Reimbursement Procedure

All work agreed to in the Grant Agreement (Agreement) must be commenced within one hundred eighty (180) days of the date of the Agreement and completed within five hundred forty-five (545) days of the Agreement.

No grant funds will be disbursed prior to the receipt of a Certificate of Occupancy or the necessary inspection approvals.

Costs for improvements not pre-approved through the application process are not reimbursable.

To receive reimbursement grantees must provide the following:

- Detailed invoice(s) from the contractor or vendor corresponding to the completed approved improvements.
- Proof of payment in the form of a cancelled check (front and back) or credit card statement clearly indicating that payment for the specific item has been made. Payment amounts must correspond with invoice amounts.
- ~~Cash payments may not be reimbursed if MCRA staff cannot conclusively verify that payment was made.~~

Staff will review the supporting documents and conduct a site inspection. If everything is in order, the MCRA will declare the project complete and issue a check to the property owner for the amount allowed by the grant agreement. The executed Grant Agreement will be recorded in the public record.

IX. General Provisions

It is the intent of the MCRA to fund applicants on a first-come, first-served basis; however, the MCRA reserves the right, at its sole discretion, to make any final determinations as to how this program will be offered and implemented. This may include, but not be limited to: ranking of applicants, which applicants will be funded, all conditions of funding, and approval of all plans, designs and materials to be utilized. Applicants, even those that meet the eligibility requirements, may not be approved if a project conflicts with objectives and goals in the MCRA Plan.

If a property owner is applying for the Commercial Property Landscape Improvement Grant Program simultaneously, that owner will still have to complete the application form for both programs but may submit them together with all the required attachments as one package. Remember to include separate short narratives describing the improvements to be undertaken through each program. Acceptance of an application to one program does not guarantee approval of both programs.



The Margate Community Redevelopment Agency

Commercial Property Landscape Improvement Grant Program Policies and Procedures

I. Purpose

The purpose of the Commercial Property Landscape Improvement Grant Program is to assist property owners and commercial tenants with sites located in the Margate Community Redevelopment Area in substantively enhancing the visible appearance of their property. Many properties in the City of Margate were constructed after the adoption of the City of Margate's current landscaping regulations. This has left the City with many commercial properties that provide for little, if any, aesthetic appeal. It is the intent of the Margate Community Redevelopment Agency (MCRA) to rectify this situation without regulation but through a voluntary upgrade of private property through this grant program.

II. Eligibility Criteria

- a. Property must be within the boundaries of the Margate Community Redevelopment Area.
- b. Must be a commercial property (i.e. retail, restaurant, office, service, mixed-use) and not solely provide living accommodations.
- c. Landscape improvements funded through the program must adhere to the City of Margate Landscape Code. Where nonconformities exist due to site limitations, the goal shall be to bring the property as much into compliance as possible.
- d. Improvements must support the objectives and goals of the MCRA Plan.

III. Funding Guidelines

The MCRA is making available to eligible commercial properties within the Community Redevelopment Area a grant award that equates to 50% of eligible project costs, up to \$10,000 to assist in landscape improvements. This money is available on a dollar-for-dollar match (for every one dollar the grantee puts in, the MCRA will put in one dollar) but cannot exceed 50% of the total cost of the project. An agreement between the grantee and the MCRA must be signed that will guarantee that any materials installed under the grant will not be removed or negatively altered (as determined by the MCRA) for five (5) years after installation, unless

pre-approved by the MCRA, and that it will be maintained in accordance with the City of Margate's landscaping maintenance standards. If these provisions are not met, the MCRA will have the right to request a return of any funds disbursed to the grantee with interest. Additionally, no work is to be undertaken without written approval of grant funds from the MCRA. The program will not reimburse a grantee for work previously done, or already underway prior to the MCRA board's approval of the grant.

IV. Eligible Expenses

Eligible expenses include substantial site improvements that are associated with installing landscaping that meets or exceeds the City of Margate Landscaping code regarding the perimeter of a non-residential property that abuts a public right-of-way and those portions of the code relating to interior parking lot landscaping. This may include but not be limited to: design costs, asphalt removal, plant materials, xeriscaping, native plants, shade trees, bike racks, paving, sealcoating, irrigation systems and installation, permit, water meter installations, water impact fees, etc. Please visit the City of Margate's website www.margatefl.com for the Code of Ordinances, Chapter 23, Landscaping. All work must be performed in a first class workmanlike manner in compliance with ordinances and regulations of the City of Margate.

V. Ineligible Expenses

There are several items in the City Landscape Code that are not eligible expenses. These items include but are not limited to: installation of trash receptacles, dumpster enclosures, screening or landscaping around such enclosures or screens, landscaping or masonry walls for buffering zones between non-residential and residential properties. Replacement of existing materials and work associated with the City of Margate Code of Ordinances, Landscape Maintenance Requirements are not eligible either.

VI. Application Checklist

Every application package must include the following items before it will be processed and considered for approval:

- ☐ Signed and completed application form.
- ☐ Copy of executed commercial lease (if tenant) or proof of ownership (if owner).
- ☐ If applicant is a tenant, signed and notarized authorization by property owner is required.
- ☐ Business Plan or Executive Summary, describing the use, management and occupancy of the property.
- ☐ Legal description of the property.
- ☐ Narrative description of entire project being undertaken, including sources of financing.
- ☐ Detailed budget for entire project with breakdown of landscape improvements for which reimbursement is being requested from Program.
- ☐ A minimum of ~~two~~ three bids/quotes from licensed, insured contractors and/or vendors.

- Preliminary schedule.

- Photograph of existing conditions with at least one photo showing adjacent properties- digital file and hard copy.
- Site plan or survey that accurately reflects the existing property-digital file and hard copy.
- Preliminary landscape plan identifying types and location of materials, irrigation plan; location of parking must be included in the plan and meet current code regulations- digital file and hard copy.

VII. Application Procedure

Applicants are advised that it may take between 60 and 90 days to fully process a Grant Application depending upon the completeness of the Application and back up information, and the MCRA Board meeting schedule. The MCRA Board meets on a monthly basis. Once an application is fully complete it is anticipated that it will be presented to the MCRA Board at the next available meeting. Applicants shall follow the steps listed below for application approval:

- a. Schedule an appointment with MCRA staff as early in the process as possible to discuss project and make sure it meets program intent. Please call (954)969-3640 or e-mail cra@margatefl.com.
- b. Meet with the Economic Development Department for a preliminary review of proposed renovations to property.
- c. Compile application materials and submit application to MCRA.
- d. MCRA staff reviews application, conducts a site inspection and notifies applicant of any missing information.
- e. Complete application and Grant Agreement signed by applicant are presented to MCRA Board for approval. The decision of the Margate MCRA Board shall be final.
- f. MCRA staff notifies applicant of MCRA Board approval or denial. Applicants not approved may apply again one year from denial.
- g. Project commences.

It is anticipated that applications will be presented to the MCRA Board for approval within 45 days of receipt.

VIII. Reimbursement Procedure

All work agreed to in the Grant Agreement (Agreement) must be commenced within one hundred eighty (180) days of the effective date of the Agreement and completed within five hundred forty-five (545) days of the effective date of the Agreement.

No grant funds will be disbursed prior to the receipt of all necessary inspection approvals.

Costs for improvements not pre-approved through the application process are not reimbursable.

To receive reimbursement grantees must provide the following:

- Detailed invoice(s) from the contractor or vendor corresponding to the completed approved improvements.
- Proof of payment in the form of a cancelled check (front and back) or credit card statement clearly indicating that payment for the specific item has been made. Payment amounts must correspond with invoice amounts.
- ~~Cash payments may not be reimbursed if MCRA staff cannot conclusively verify that payment was made.~~

Staff will review the supporting documents and conduct a site inspection. If everything is in order, the MCRA will declare the project complete and issue a check to -grantee for the amount allowed by the grant agreement. The executed Grant Agreement will be recorded in the public record.

IX. General Provisions

It is the intent of the MCRA to fund applicants on a first-come, first-served basis, however, the MCRA reserves the right, at its sole discretion, to make any final determinations as to how this program will be offered and implemented. This may include, but not be limited to: ranking of applicants, which applicants will be funded, all conditions of funding, and approval of all plans, designs and materials to be utilized. Applicants, even those that meet the eligibility requirements, may not be approved if a project conflicts with objectives and goals in the MCRA Plan.

If an applicant is applying for the Commercial Property Façade Improvement Grant Program simultaneously, that applicant must complete the application form for both programs but may submit them together with all the required attachments as one package. Remember to include separate short narratives describing the improvements to be undertaken through each program. Acceptance of an application to one program does not guarantee approval of both programs.