CITY OF STUART
CRB MEETING
March 2, 2021

CRA Business Improvement Grant Program

The Stuart CRA Business Improvement Grant Program is an incentive program designed to encourage visible, exterior improvements to commercial businesses and to encourage investment within the Stuart Community Redevelopment Area.

GOAL OF PROGRAM

- This program is consistent with the CRA Plan
- CRA's throughout the state administer these types of programs
- Provides opportunity to increase property values = increase in TIF

- Reimbursement of 50% of the project costs not to exceed $10,000
- Must meet listed eligible improvements
- ANY business owner in the Stuart Community Redevelopment area is eligible (excluding non-profits)
- Criteria is provided for guidance with award

DESCRIPTION OF PROGRAM

Review Criteria	Maximum Points
Improvements will have more visual impact (highly visual elements of the buildings are being improved and visible from the street; side and rear building facades where improvements will serve to remove blight)	15
Match ratio of total renovation costs (projects that leverage more private investment will be scored higher than those seeking just the grant funding)	15
Facade project is part of a larger project that improves other exterior or interior parts of the building	10
Adjacent to other CRA projects (e.g. streetscape improvements, sidewalks, neighborhood improvements)	10
Site improvement that improve the pedestrian and transportation functionality of the property (such as shade trees, benches, bike racks, etc.)	10
Renovation and rehabilitation of historic buildings (listed on the City of Stuart Local Historic Register, National Historic Register, "1991 Historic Properties Survey" or local landmark designation)	10
Location within high traffic and/or high visibility area (e.g. Federal Highway, Dixie Highway, Ocean Blvd., Martin Luther King Jr. Blvd., Old Downtown District, "The Creek" Arts & Entertainment District, etc.); or Located within the approved priority areas (map attached)	10
Will serve as a catalyst for redevelopment	10
First time applicant	10
Total maximum number of points	**100**

Scoring Tier

10-30 point = up to $3,000

31-50 points = up to $6,000

51-100 points = up to $10,000

Nobile Shoes/Berry & Co Jewelers

- Located at: 888 S Colorado Ave.
- Improvements:
  - Add new awnings and resurface driveway and parking lot.





Lowest Cost Estimate: $6,980

Award: up to $3,490

Benefits to CRA:

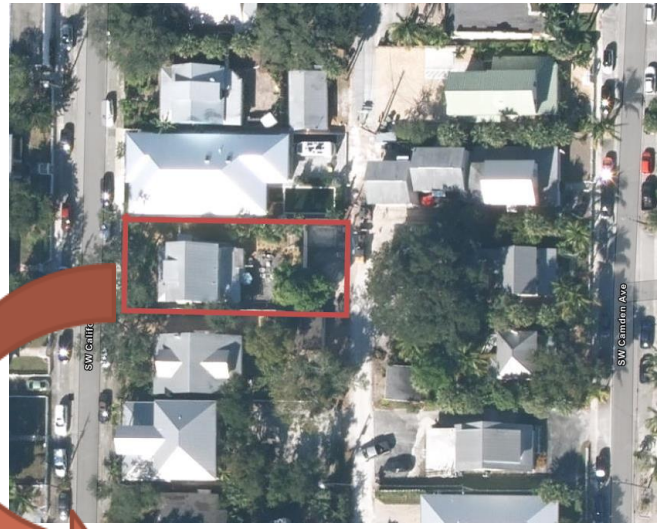
- Awnings will provide a shaded pedestrian environment by covering sidewalk and improve experience of walking along Colorado Ave.
- Improve the architectural aesthetic of the building.
- Gateway to “The Creek” Arts & Entertainment District and Historic Downtown.
- Resurfacing will improve the aesthetic appeal of the property and enhance safety of pedestrians and vehicles assessing the driveway/parking lot.

Nobile Shoes/Berry & Co. Jewelers

Review Criteria	Maximum Points	Points Awarded
Improvements will have more visual impact (highly visual elements of the buildings are being improved and visible from the street; side and rear building facades where improvements will serve to remove blight)	15	15
Match ratio of total renovation costs (projects that leverage more private investment will be scored higher than those seeking just the grant funding)	15	10
Facade project is part of a larger project that improves other exterior or interior parts of the building	10	0
Adjacent to other CRA projects (e.g. streetscape improvements, sidewalks, neighborhood improvements)	10	10
Site improvement that improve the pedestrian and transportation functionality of the property (such as shade trees, benches, bike racks, etc.)	10	10
Renovation and rehabilitation of historic buildings (listed on the City of Stuart Local Historic Register, National Historic Register, "1991 Historic Properties Survey" or local landmark designation)	10	0
Location within high traffic and/or high visibility area (e.g. Federal Highway, Dixie Highway, Ocean Blvd., Martin Luther King Jr. Blvd., Old Downtown District, "The Creek" Arts & Entertainment District, etc.); or Located within the approved priority areas (map attached)	10	10
Will serve as a catalyst for redevelopment	10	10
First time applicant	10	10
Total maximum number of points	**100**	**75**

Therapeutic Massage, Inc.

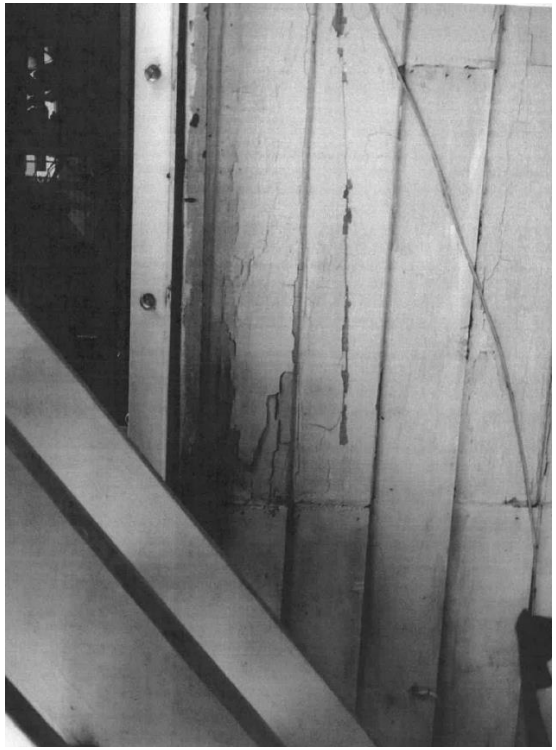
- Located at: 413 SW California Avenue
- Improvements:
  - New stairs, replace siding and new front porch floor











Lowest Cost Estimate: $14,400

Award: up to $7,200

Benefits to CRA:

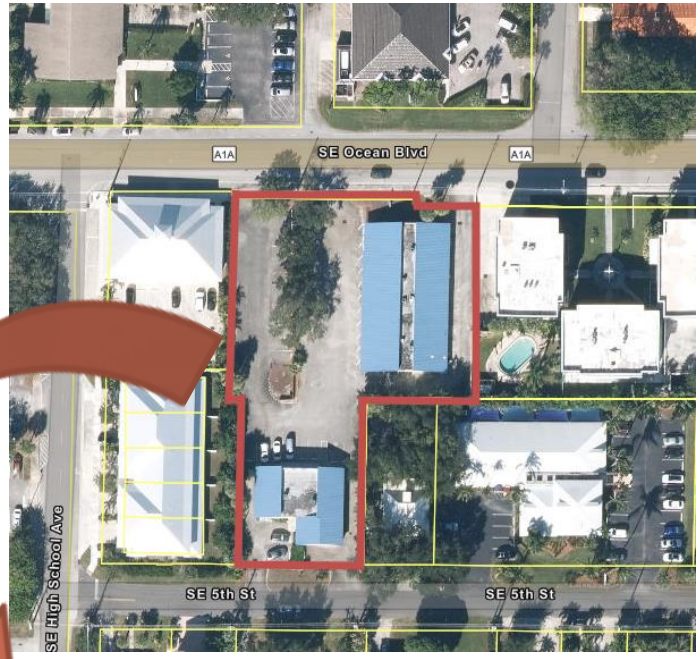
- Improve the exterior appearance of the structure.
- Located in the historic Potsdam neighborhood.
- Preserve historic property. Listed on the City's "1991 survey of historic properties". Florida Wood-Frame Vernacular architecture built in1912.
- This property is part of the historic tour and highly visible during fixed tram route.

Therapeutic Massage, Inc.

Review Criteria	Maximum Points	Points Awarded
Improvements will have more visual impact (highly visual elements of the buildings are being improved and visible from the street; side and rear building facades where improvements will serve to remove blight)	15	10
Match ratio of total renovation costs (projects that leverage more private investment will be scored higher than those seeking just the grant funding)	15	10
Facade project is part of a larger project that improves other exterior or interior parts of the building	10	5
Adjacent to other CRA projects (e.g. streetscape improvements, sidewalks, neighborhood improvements)	10	0
Site improvement that improve the pedestrian and transportation functionality of the property (such as shade trees, benches, bike racks, etc.)	10	0
Renovation and rehabilitation of historic buildings (listed on the City of Stuart Local Historic Register, National Historic Register, "1991 Historic Properties Survey" or local landmark designation)	10	10
Location within high traffic and/or high visibility area (e.g. Federal Highway, Dixie Highway, Ocean Blvd., Martin Luther King Jr. Blvd., Old Downtown District, "The Creek" Arts & Entertainment District, etc.); or Located within the approved priority areas (map attached)	10	10
Will serve as a catalyst for redevelopment	10	10
First time applicant	10	10
Total maximum number of points	**100**	**65**

Professional Condo Building Plaza

- Located at: 618 SE Ocean Blvd.
- Improvements:
  - Parking Lot and Drainage Improvements





Pooling water makes it hard for drivers and pedestrians to use the parking lot

Lowest Cost Estimate: $33,150

Award: up to $10,000

Benefits to the CRA:

- Improve drainage and provide an aesthetic treatment to the property.
- Improve safety for drivers and pedestrians.
- Improved parking lot benefits commercial leasing and property value.
- Businesses benefit from accessible parking lot.

Review Criteria	Maximum Points	Points Awarded
Improvements will have more visual impact (highly visual elements of the buildings are being improved and visible from the street; side and rear building facades where improvements will serve to remove blight)	15	10
Match ratio of total renovation costs (projects that leverage more private investment will be scored higher than those seeking just the grant funding)	15	15
Facade project is part of a larger project that improves other exterior or interior parts of the building	10	10
Adjacent to other CRA projects (e.g. streetscape improvements, sidewalks, neighborhood improvements)	10	0
Site improvement that improve the pedestrian and transportation functionality of the property (such as shade trees, benches, bike racks, etc.)	10	10
Renovation and rehabilitation of historic buildings (listed on the City of Stuart Local Historic Register, National Historic Register, "1991 Historic Properties Survey" or local landmark designation)	10	0
Location within high traffic and/or high visibility area (e.g. Federal Highway, Dixie Highway, Ocean Blvd., Martin Luther King Jr. Blvd., Old Downtown District, "The Creek" Arts & Entertainment District, etc.); or Located within the approved priority areas (map attached)	10	10
Will serve as a catalyst for redevelopment	10	0
First time applicant	10	10
Total maximum number of points	**100**	**65**

Applicants	Address	Improvements	Score	Grant
Nobile Shoes	888 S Colorado Ave	New awnings/ resurface driveway & parking lot	75	$3,490
Therapeutic Massage	413 SW California Ave	New stairs and replace siding	65	$7,200
Professional Condo Building Plaza	618 SE Ocean Blvd	Parking lot and drainage improvements	65	$10,000

RECOMMENDATION

- Staff is requesting approval to accept staff recommendation for the grant disbursement to the applicants.

- CRA Meeting on March 22, 2021.

- Request to continue the program and start next grant cycle beginning April 1, 2021 for 60 days (Approx. $30,000 remaining balance).

RECOMMENDATION