CITY OF STUART
CRB MEETING
May 7, 2019

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)

DESCRIPTION OF PROGRAM

- Located at: 401 NW Wright Blvd
- Improvements:
  - Remove a pole sign and replace it with monument sign.



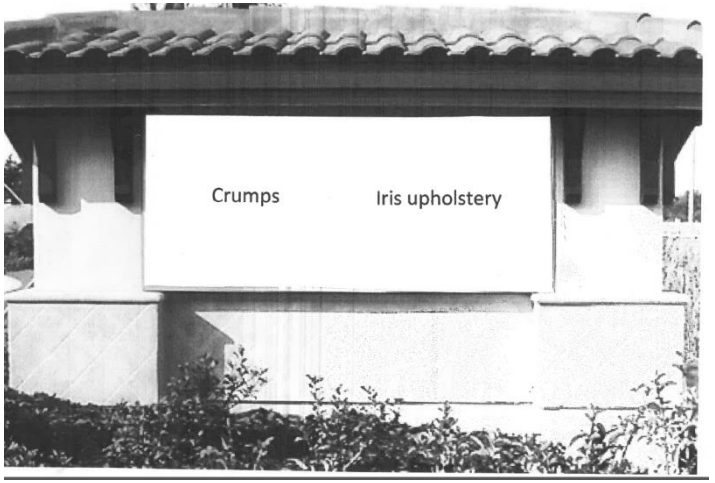


CRUMP'S LAWN EQUIPMENT CENTER

Lowest Cost Estimate: $34,940

Award: up to $10,000

Benefits to the CRA:



- Remove non-conforming pole sign.
- Replacement with monument sign will add interest and enhance the aesthetic of the property entrance.
- Positive impact on the business and adds value to the property.
- More attractive and adds curb appeal.

APPLICANT	CRITERIA	POINTS	SCORE
Crump's Lawn Equipment Center (401 NW Wright Blvd)	Within CRA Priority Areas?	10	0
	Project further implement Urban Code Design/Architectural?	15	15
	Promote Historic Character of Neighborhood?	15	5
	Project contribute to the CRA Goals?	25	25
	Project enhance appearance of property?	25	25
	First time Applicant?	10	10 **TOTAL: 80**

FINAL SCORE CARD

- Located at: 49 SW Flagler Ave
- Improvements:
  - Replacing the existing torn and faded canvas awning with new storefront awning to provide shaded area for outdoor seating.





LUNA'S ITALIAN CUISINE

Lowest Cost Estimate: $2,800

Award: up to $1,400

Benefits to the CRA:

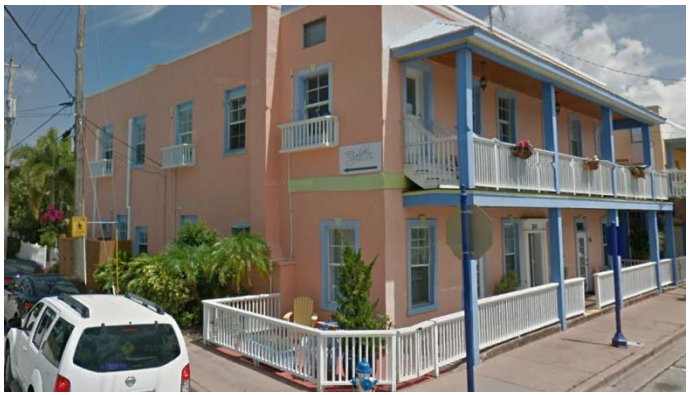
- New fresh look will call attention to the storefront.
- Improves dining experience.
- Motivates the property owner to make additional improvements.
- Enhances the general appearance of the downtown.

APPLICANT	CRITERIA	POINTS	SCORE
Luna's Italian Cuisine (49 SW Flagler Ave)	Within CRA Priority Areas?	10	0
	Project further implement Urban Code Design/Architectural?	15	10
	Promote Historic Character of Neighborhood?	15	15
	Project contribute to the CRA Goals?	25	25
	Project enhance appearance of property?	25	25
	First time Applicant?	10	10 **TOTAL: 85**

FINAL SCORE CARD

- Located at: 201 S Colorado Ave.
- Improvements:
  - Replacement of windows with energy efficient and hurricane impact glass to protect the historic hotel.





Lowest Cost Estimate: $22,651

Award: up to $10,000

Benefits to the CRA:

- Eliminate outdated look and improve the exterior appearance of the structure.
- Lower energy bill helps to save money and reinvestment into the property.
- Protect the historic property.

APPLICANT	CRITERIA	POINTS	SCORE
Old Colorado Inn (201 S Colorado Ave)	Within CRA Priority Areas?	10	0
	Project further implement Urban Code Design/Architectural?	15	5
	Promote Historic Character of Neighborhood?	15	15
	Project contribute to the CRA Goals?	25	25
	Project enhance appearance of property?	25	25
	First time Applicant?	10	10 **TOTAL: 80**

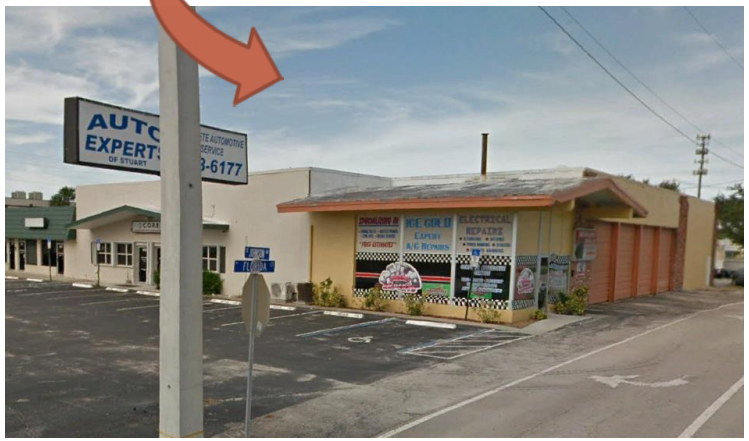
FINAL SCORE CARD

- Located at: 909 SE Johnson Ave.

- Improvements:
  - Repaint the exterior of the building, parking lot and walkway improvements
  - Additional improvements including façade improvement, storefront, awnings and new roof.







AUTO EXPERTS

Lowest Cost Estimate: $7,700 (Exterior Painting)
$12,595 (Parking Lot/Walkway Improvements)
Total: $20,295

Award: up to $10,000

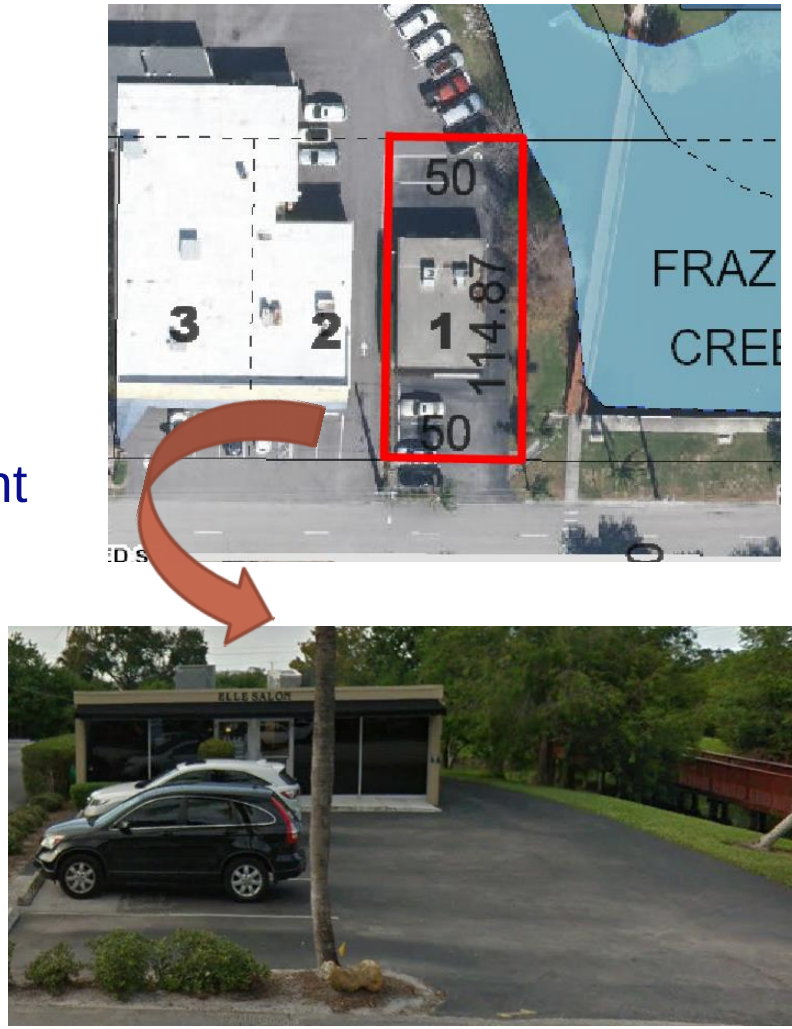
Benefits to the CRA:

- Bring new life to the appearance of the building (first renovation in 30 years)
- Motivates surrounding property owners to make improvements.
- Retain and attract new businesses in the area.

APPLICANT	CRITERIA	POINTS	SCORE
Auto Experts (909 SE Johnson Ave)	Within CRA Priority Areas?	10	0
	Project further implement Urban Code Design/Architectural?	15	15
	Promote Historic Character of Neighborhood?	15	5
	Project contribute to the CRA Goals?	25	25
	Project enhance appearance of property?	25	25
	First time Applicant?	10	10 **TOTAL: 80**

FINAL SCORE CARD

- Located at: 49 SE Kindred Street
- Improvements:
  - Replacement of storefront doors and windows with energy efficient and hurricane impact glass and replace the existing awning.



ELLE SALON

Lowest Cost Estimate: $10,750 (Storefront glass)
$3,175 (Awning)
Total: $13,925

Award: up to $6,962

Benefits to the CRA:

- Streetscape improvements on Kindred Street has motivated businesses along Kindred Street to improve their property.
- Business owners experience an increase in sales – encourages to make improvements.
- Improvements impact other nearby properties - initiative their own storefront improvements.
- Economic benefits accrue to the entire area through increased pedestrian traffic and sales, rents, and property values.

ELLE SALON

APPLICANT	CRITERIA	POINTS	SCORE
Elle Salon (49 SE Kindred St)	Within CRA Priority Areas?	10	0
	Project further implement Urban Code Design/Architectural?	15	15
	Promote Historic Character of Neighborhood?	15	5
	Project contribute to the CRA Goals?	25	25
	Project enhance appearance of property?	25	25
	First time Applicant?	10	10 **TOTAL: 80**

FINAL SCORE CARD

Award recommended to the following applicants: (Funds available $40,000)

Applicants	Address	Improvements	Score	Grant
Crump's Lawn Equip Center	401 NW Wright Blvd	Monument Sign	80	$10,000
Luna's Italian Cuisine	49 SW Flagler Ave	Replace Awning	85	$1,400
Old Colorado Inn	201 S Colorado Ave	Replace with Impact Windows	80	$10,000
Auto Experts	909 SE Johnson Ave	Repaint and Parking Improve	80	$10,000
Elle Salon	49 SE Kindred St	Replace with impact glass/awning	80	$6,962

RECOMMENDATION

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

- CRA Meeting on May 20, 2019.

- Next Grant Cycle will open in October - CRA Budget FY2020.

RECOMMENDATION