

Dania Beach Community Redevelopment Agency (CRA) Incentives

COMMERCIAL PROPERTY FAÇADE GRANT PROGRAM

The Dania Beach Community Redevelopment Agency (Agency) Facade Grant Program (Program) is designed to improve the appearance of commercial and retail properties in the Community Redevelopment Area (CRA) by providing financial assistance (Grant) for the updating and revitalization of properties. The intent of this public investment is to increase the property values and create a “ripple effect” of private investment in neighboring properties receiving Grants. The focus of this Program is directed to the visible improvement of retail and commercial properties. This Program is offered by and regulated by the Dania Beach Community Redevelopment Agency (Agency).

Through this Program, the CRA may provide fifty (50%) percent matching-funds grants of the qualified project costs up to twenty-five thousand dollars (\$25,000.00), based on the Funding Guidelines herein. All grant recipients are required to provide the balance of the funds to complete their project.

The award of Grants under the Program is subject to the availability of funding.

1. Program Application Requirements

- All commercial and retail properties (Property) within the CRA are eligible, subject to the exemptions listed below. (See ATTACHMENT A: CRA BOUNDARY MAP.)
- The owner of the Property (Owner) must be the applicant.
- Maximum Grant Request: The applicant can request a grant award for up to fifty (50%) of the estimated project costs, as evidenced by the required contractor quotes, not to exceed twenty-five thousand dollars (\$25,000).
- Project costs not funded by the approved Grant must be funded by the Owner.
- The application must include all the following items:
 - Proof of the Applicant’s ownership of the Property and evidence of the Applicant’s authority to encumber the Property.
 - Photographs of the current condition of the building and site.
 - A line-item budget (Project Budget). The Project Budget must include a description of the scope of work with sufficient detail to facilitate an understanding of the Project.
 - The line-item costs must be supported by timely quotes from at least two arms-length, third-party licensed consultants, and licensed contractors.
 - If the Project Budget includes landscaping, the landscaping should consist of species and varieties of native plants that are drought tolerant, require little irrigation, and withstand the environmental conditions of Dania Beach.
 - A statement of the intended use of the Property after the improvements are completed.
- All statements and representations made in the Grant application must be correct in all material respects when made. The CRA reserves the right to have the application and its contents evaluated by a third-party to verify property ownership, proposed Project Budget, and any other documents provided by the Applicant.
- Projects must be in alignment with adopted CRA Plans. The City of Dania Beach Community Development Office and the CRA must approve the Project Plans prior to commencing work.

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- Ad Valorem taxes (Property Taxes) on the Property must be current as of the date of the application.
- The Property must have no outstanding City of Dania Beach building code citations.
- **Properties described below are not qualified for the Program:**
 - A building within a project that is/was supported by a CRA, City, or Broward County Development Agreement or incentive
 - A building within a group of retail stores and service establishments under common ownership, commonly referred to as shopping centers.
 - Properties that are for sale may not apply for grant funding.
 - A building owned by an organization or with a tenant that is tax-exempt.
 - Property containing adult uses, as defined in CHAPTER 2.5 - ADULT ENTERTAINMENT CODE of the City of Dania Beach Code of Ordinances.

CRA Staff will evaluate the submission and may request additional improvements to make projects more comprehensive. After CRA Board approval of the application, the CRA will provide the Applicant with a Grant Agreement, Note, and Declaration of Restrictive Covenants for execution. The Owner shall not begin construction until the Grant Agreement and Declaration of Restrictive Covenants is signed by all parties and the Declaration has been recorded in Broward County public records. Improvements completed prior to the complete execution of the Grant Agreement, Note, and Declaration of Restrictive Covenants, will not be eligible for reimbursement.

2. Eligible Costs

Eligible costs are those market rate costs (labor and materials) paid to third-party consultants and licensed contractors associated with undertaking the improvements, may include:

- Architectural/engineering plans, permits, contractor fees, and construction mobilization/site fees.
- Exterior improvement, restoration, or rehabilitation
- Repair, replacement, or installation of new storefront impact windows
- Repair, replacement, or installation of new exterior doors
- Repair, replacement, or installation of new awnings
- Repair, replacement, or installation of new exterior lighting
- Renewal or installation of new landscaping
- The removal of deteriorated or undesirable exterior alterations
- Exterior painting
- Signage
- Standard exterior ADA compliance improvements.
- Parking lot improvements
- Ancillary Project Work: Project costs for improvements ancillary to the Primary Project Work such as dumpster enclosures.

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All work must be performed by contractors with a valid Florida Contractor License and all contractors/sub-contractors must be registered with the City of Dania Beach. All work must be performed in a first-class workmanlike manner in compliance with ordinances and regulations of the City of Dania Beach, and must meet all building and other applicable codes, including state and federal regulations.

3. Ineligible Expenses

- General maintenance items.
- Roofing; air conditioning systems and ductwork; interior repairs or renovations; or correction of code violations.
- Any improvements undertaken prior to execution of the Program Documents will be ineligible for reimbursement.
- Grant funds cannot be used for acquiring property.

4. Façade Grant Qualifying Criteria

- The property owner must be the grant applicant. A lien will be placed on the property to assure compliance to the grant conditions
- Property must be located within the Dania Beach CRA (see attached map).
- The subject building must be classified as a “Retail” or “Commercial” use under Broward County Property Assessor’s use codes.
- Improvements must adhere to the City of Dania Beach Building Code and Zoning Regulations and all Federal, State, and Local Requirements.
- Improvements must support the objectives and goals of the current Dania Beach CRA Redevelopment Plan.
- Property Owners may not reapply if they have received the maximum funding amount under this or any other grant program administered by the Dania Beach CRA within a 5-year period.
- The building and its tenant’s use of and activity within the property must be legal in nature and a conforming use per the City of Dania Beach Zoning Code.
- Property to be improved must not have any delinquent ad valorem taxes and be free of all municipal and county liens, judgments, and encumbrances of any kind. This provision can be waived by the CRA Board if proposed plans for the property meet the goals and objectives as set forth in the Dania Beach CRA Plan, as determined by the Board.
- Upon grant approval, the property must remain free of all municipal and county liens, judgments, or encumbrances of any kind during the term of the Grant award.

5. Project Work

- Project work must start within the later of:
 - One (1) year from the Grant award (Commitment Date), or
 - Six (6) months after the approval of a building permit (Permit Date).
- Project work must be completed (Completion Date) within the later of:
 - Two (2) years from the Commitment Date, or

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- Two (2) years after the Permit Date.
- All Project work must be performed by licensed contractors. The Owner may act as the Project “general contractor” by hiring multiple licensed sub-contractors.
- All Project work must adhere to City of Dania Beach building codes and standards.
- All Project work must be materially like the approved Project Plans and comply with the Certificate of Appropriateness, if applicable.

6. Funding Guidelines

- The proceeds of approved grants are funded only after the entire completion of the improvements as described in the application.
- The grant recipient must pay for the total cost of the approved improvements, as described in the application.
- The grant recipient must submit a letter requesting the grant funding, including:
 - A statement that the described and approved improvements have been completed, including the completion/compliance of any special conditions specified in the Grant Agreement.
 - A statement as to the requested funding amount,
 - Copies of the paid receipts, and
 - The check/credit card receipts evidencing the payment.
- Prior to processing the grant funding request for payment, CRA staff will inspect the property to confirm the work has been completed in a professional manner.
- Once approved for payment, the funding will be for fifty (50%) percent of the actual project cost as evidenced by paid receipts, not exceed the amount of the grant award.

7. Grant Award Documents

Grant awards and Owner obligations will be contractually bound by an executed Grant Agreement (Agreement) and Note. Performance of the Owner’s obligations shall be secured by a Restrictive Covenant recorded on the Property. A Grant award shall not be binding until the Agreement and Note have been executed and the Restrictive Covenant has been recorded.

The Agreement includes:

- The name of the building owner (Grantee).
- The building address and property legal description.
- The maximum amount of the Grant award.
- Describe special conditions of the Grant Award
- Describe CRA remedies in the event of an Owner default.

The Note includes:

- The name of the building owner (Grantee).
- The building address and property legal description.
- The maximum amount of the Grant award.
- Describe the ongoing Owner obligations,
- Describe the conditions of the Grant Award

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- Describe Agency remedies in the event of an Owner default.

The Restrictive Covenants includes:

- Owner obligations set forth in Grant Agreement.
- The Restrictive Covenants shall remain in force and effect for a period of five (5) years from the Completion Date.
- The name of the building owner (Grantee).
- The building address and property legal description.
- Describe the ongoing Owner obligations,
- Breach of Covenants: If the Owner fails to comply with any of the covenants, and if the Owner has not remedied said breach within any cure period approved by the Agency at its sole discretion, the Agency may exercise any or all the following remedies:
 - Terminate any further funding of the Grant; and/or
 - Enforce specific performance by Owner of its obligations; and/or
 - Void a lease, sale, transfer, or exchange of the Property; and/or
 - Demand immediate repayment of the Grant amount funded to date and accrued interest; and/or
 - Convert the Grant into a loan, Demand immediate repayment of the Grant amount funded, accrued interest, and ongoing interest until the loan is paid in full; and/or
 - Pursue any other rights and remedies afforded under Florida Law.

The executed Declaration of Restrictive Covenants must be recorded in the Broward County public records. If the Owner has complied with all the terms and conditions of the Covenants for a period of five (5) years, the Restrictive Covenants shall be released upon request and all potential obligations to repay the Grant shall be terminated.