

DOWNTOWN COMMERCIAL BUILDING IMPROVEMENT GRANT

GRANT PROGRAM SUMMARY 3/19/18

Eligible Area	Downtown CRA (CRA) See Map.	Downtown Development District (DDD) See Map.
Eligible Businesses	New & existing businesses; Retail, office. Residential on upper floors.	New retail or restaurant only. New business is one not currently located in DDD.
Eligible Applicant	Property owner or business owner	
Eligible Building Type	Existing buildings; not for new construction	
Eligible Property Type	Taxable & non-taxable properties; however, taxable properties are priority.	Taxable Property. Contributes to ABC Districts property tax base
Ineligible Properties	Tax delinquent property; property in litigation; property in condemnation or receivership; property or tenants with outstanding financial obligations to City require City Council approval.	
Eligible work Fixed build-out improvements include: <ul style="list-style-type: none"> • Walls & structural elements • Electric, plumbing, HVAC • Lighting – interior & storefront • Flooring & ceiling • Kitchen equipment for restaurants 	Priority work elements are: <ol style="list-style-type: none"> 1. Improvements to meet Building Codes for Accessibility, Fire Protection, and Life Safety; 2. Conversion of upper floor space to residential; 3. Removal and replacement of inappropriate or incomplete exterior restoration of original façades, including installation of appropriate store front windows; must meet requirements of Form Based Code; 4. Other fixed improvements related to build-out or additions. 	Priority work elements are: <ol style="list-style-type: none"> 1. Tenant build-out work (fixed improvements) needed to convert the space to retail or restaurant use and meet codes related to change of use, i.e., improvements necessary to meet accessibility, fire, life safety, and other building codes; 2. Storefront windows and entrances are eligible; must meet requirements of Form Based Code; 3. Other tenant build-out work.
Ineligible work	<p>Grant cannot be used to correct outstanding code violations;</p> <p>Routine maintenance procedures, such as painting or minor repairs to existing materials alone, are not eligible; for a grant, but may be a component of a larger project.</p> <p>Only work begun after approval by the Ocala CRA (CRA) will be eligible for a grant. Work in progress or performed before approval will not be eligible.</p>	

Other Ineligible Work	Reroofing; parking lots work.	Reroofing; parking lots work. Other Façade work, such as painting, signage, and awnings, is <u>not eligible</u> .
Maximum Grant	\$25,000	\$15,000
Required Match	1:1; 50% - 50%	1:1; 50% - 50%
Design Guidelines	Subject to Downtown Form Based Code	Subject to Downtown Form Based Code
Ineligible Businesses	<p>The following business do not fit the vision for downtown and as such are not eligible for either grant.</p> <ul style="list-style-type: none"> • Adult Oriented Businesses • Tattoo Parlors/Shops • Beauty Salons/Nail Shops on first floor • Bail / Bonds • Drug or Alcohol Treatment Facility • Check Cashing Service • Pawn Shops • Used Clothing Consignment or Other Used Merchandise • Auto Oriented Businesses – Auto repair & services; gas stations • Dollar or Discount Stores • Bars; bars as part of restaurant are permissible but restaurant must be primary business • Electronic or Vapor Cigarette Store 	

Coordination of Downtown Grant Programs: The properties in the DDD districts are within the Downtown CRA and are eligible for both grants. The programs will be coordinated in the manner that the ABC grant will be used as supplement to the CRA grant for those properties in the ABC district.

1. There will be one application form and review process covering both programs. An application can be considered for both grants.
2. If the business space is in the ABC area and meets the Eligibility Criteria, it will be first considered for ABC grant.

Downtown Commercial Building Improvement Grant Program Areas

