

# COMMERCIAL GRANTS POLICY





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# I. GENERAL INFORMATION

## 1.1 Guiding Principles

This policy outlines the practices and procedures for the agency's administration of locally funded commercial grants and basic requirements for programmatic and financial operations of grants. The intent of the CRA grants is to eliminate slum and/or blighted conditions, in conformance with, the Community Redevelopment Act of 1969, as amended (Sections 163.330 – 163.463, Florida Statutes), and the adopted Community Redevelopment Plan (CRP) for each CRA. The policy is intended to be a resource for citizens to understand the Agency's policies as it relates to grant awards and will be updated as needed to reflect future changes.

## 1.2 Mission, Vision and Areas of Focus

Through planning, collaboration, and innovation, Tampa's Community Redevelopment Agency (CRA) aims to enhance and develop communities by creating thriving and inclusive neighborhoods that foster economic growth, enhance quality of life, and preserve their unique character.

This mission supports our vision in which Tampa CRA champions a future where vibrant neighborhoods and businesses flourish through proactive preservation and redevelopment efforts that strengthen communities in an equitable, diverse, and sustainable way.

To ensure the agency's mission and vision accomplishes the desired goals, the following areas of focus and goals have been established within the redevelopment areas consistent with their adopted CRP.

- **Attainable Housing**
  - To close the homeownership gap for 80% AMI and below through collaborating with housing partners, offering financial incentives, and developing targeted programs.
  - To retain existing residents by providing resources and support for home repairs, maintenance, and accessibility options that enhance housing conditions.
  - To support the creation of temporary and emergency housing options that stabilize communities while also working to reduce the percentage of housing cost burdens.
- **Connectivity**
  - To compliment a reliable and integrated public transit network that seamlessly connects neighborhoods, business districts, and key destinations.
  - To prioritize high quality roads, pedestrian pathways, cycling lanes, and wayfinding that encourage multi-modal options and public safety.
  - To promote a smart, sustainable, and eco-friendly transportation network that reduces cost burden and enhances social and economic opportunities.
- **Economic Development**
  - To support new and existing businesses by increasing access to capital, grant funding, and technical assistance.
  - To provide incentives that leverage private financing and encourage entrepreneurship, small businesses, and job creation.
  - To encourage local arts that celebrate the history and culture of unique spaces and communities that attract visitors, foster creativity and generate economic activity.

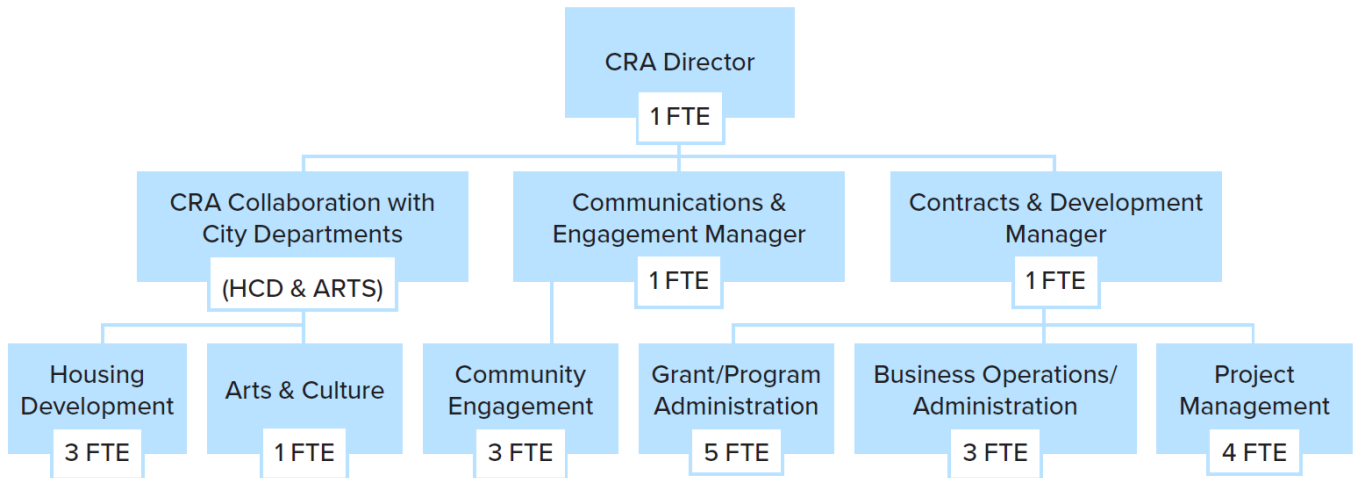
- Quality of Life
  - To co-create vibrant, inviting, and well-designed public spaces, parks, and homes that promote health, wellness, and sense of community.
  - To increase access to essential needs and resources through redevelopment that reduces barriers and burdens for residents.
  - To remedy blighted areas and promote safe, clean, and welcoming communities.
- Community Engagement
  - To collaborate with residents, businesses, and stakeholders on decision-making processes that inform key initiatives.
  - To implement effective outreach strategies that ensure residents and stakeholders are well informed about projects, meetings, and opportunities.
  - To develop clear and measurable indicators to assess the effectiveness and outcomes of

### 1.3 Structure and Staffing

The Tampa CRA consists of a Director, Communications & Project Coordinator, Community Engagement Division, Economic Development Division, Housing Community Development Division, a Manager of Policy and Strategic Planning, Project Management Division and Administrative Support.

- CRA Director
  - The CRA Director oversees the staffing, budgeting, planning and direction for programs, policies and strategies to carry out CRA goals and objectives. All CRA staff including the CRA Contracts and Development and CRA Communications and Engagement Managers will report to the CRA Director.
- Contracts and Development Manager
  - The Contracts and Development Manager oversees Projects, Grants and Business Operations. The Economic Development, Project Management and Administrative Support Divisions report to the Contracts and Development Manager.
- CRA Communications and Engagement Manager
  - The Contracts and Development Manager oversees the Community Engagement Division, Public Relations and Strategic Plans Implementation. The Community Engagement Division reports to the CRA Communications and Engagement Manager.
- Communications & Project Coordinator
  - The Communications & Project Coordinator serves as the lead communications, public relations and engagement and project coordinator for the CRA. They coordinate education, information and awareness to internal and external stakeholders involving the implementation of formally adopted Community Redevelopment Plans (CRP).
- Community Engagement Division
  - The Community Engagement Division serves as the CRA's primary point of contact regarding planning, coordinating and organizing redevelopment efforts involving the implementation of formally adopted CRP.
- Economic Development Division
  - The Economic Development Division administers and monitors the implementation of complex commercial grants and programs involving the implementation of formally adopted CRP.

- Housing Community Development Division
  - The Housing Community Development Division administers and monitors the implementation of complex residential grants involving the implementation of formally adopted CRP.
- Manager of Policy and Strategic Planning
  - The Manager of Policy and Strategic Planning performs complex technical tasks to maintain and process accounting and financial records involving the implementation of formally adopted CRP.
- Project Management Division
  - The Project Management Division manages complex redevelopment projects involving the implementation of formally adopted Community Redevelopment Plans (CRP).
- Administrative Support
  - Administrative Support performs various administrative and secretarial tasks in support of CRA operations.





## II. CRA AWARD-MAKING PROCESS

### 2.1 Funding Principles

The Tampa CRA uses the following principles to guide its funding decisions. Grants shall only be awarded if they are consistent with:

- Florida Statute Chapter 163, Part III;
- Florida’s Community Redevelopment Act of 1969, as amended (Sections 163.330 – 163.463, Florida Statutes);
- The adopted Community Redevelopment Plan for the Tampa Community Redevelopment Area where the project is or will be located;
- One or more of the strategic goals identified either by the Agency Board or in the adopted Strategic Action Plan for that TCRA; and
- The budget(s) for the tax increment revenues from the TCRA, in which the proposed project is located, as approved by the Agency Board.

Grant award process varies based on the amount of the grant award (please see section 3.3 for more details). Special Project Grants, all together, shall be limited to 10% of the area’s overall budget.

As a standard practice:

- Grants are provided as reimbursements at the completion of the approved project.
- With the exception of the Special Projects Grant, non-profit organizations are ineligible with the exception of those who pay property taxes. In the event the property is sold or transferred to a governmental or not-for-profit entity within five years of the disbursement of grant funds, the grant recipient shall reimburse the TCRA a prorated portion of the grant award.
- Grant projects will require at least a 50% match with the exception of those who qualify for Legacy Credit.
  - Legacy Credit
    - Legacy owners may qualify for up to a 100% credit towards their required match, up to \$100,000. The amount of their credit will be determined by the number of years they have owned the property, for which improvements are being made, and the total amount paid into the Tax Increment Fund (TIF) of the CRA area from which they’re seeking funding (see table below).
    - For example: A property owner who has owned his property for at least 20 years making at least \$150,000 worth of eligible improvements, stacking a \$75,000 Commercial Exterior Grant and a \$75,000 Commercial Interior Grant, may receive a total of \$150,000 credit towards their required match resulting in no out-of-pocket expense.

Years in Area	Legacy Credit Owner’s Match Required
5	35%
10	25%
15	15%
20	0%

- Is intended for the owner’s use towards improvements at the location at which the credits are earned.
- Is non-transferable to other properties within the area, properties within other areas, or properties within other areas of the City.
- Is tied to the current property owner(s).
  - In cases where ownership is an entity, the principals must be in place for a minimum of 5 years.
- Triggers the execution of Restrictive Covenants specific to changes in ownership, maintenance and future use of the property.
- When receiving Legacy Credit, neither the businesses occupying that property nor the building owner can reapply for the same grant, from the CRA, for the same location for a five (5) year period.
- Does not impact the funding tier established by the grant award amount.
- Requires 1) the selected contractor(s) to be in good standing with the City of Tampa/State of Florida and be approved by the CRA and 2) the approval by CRA staff of the construction management and billing processes.
- If owner has an additional cost, the following modifications to the process go into effect.
  - Funds for owner’s responsibility shall be verified at time of application.
  - Owner’s responsibility shall be exhausted before any grant funds will be disbursed unless working with a lending agency with a Project Management Team in place to oversee billing.
    - Staff may issue a conditional award letter
- Shall be elected at time of application. Applicants electing not to utilize their Legacy Credit shall sign a waiver at time of application.
- Maximum grant award amounts will be determined each year during the annual budget process and may vary by Area.
  - The funds allocated for certain grants, within each area, will be capped at a specified percentage of that area’s grant funding.
    - No more than 5% of any CRA Area’s grant funding shall be allocated for the Pre-Development Grant.
    - No more than 10%, up to a maximum of \$1,000,000, of any CRA Area’s budget shall be allocated for the Special Projects Grant.
- Improvements made to multiple buildings on a single parcel are limited by the areas’ grant maximums.
- All TCRA commercial grants, except for Special Projects, may be stacked, up to a maximum of three grants. A single expense will only be reimbursed once.
- A maximum of three properties will be awarded for an individual owner(s) within a single CRA area, per fiscal year.
  - For the purpose of determining number of maximum awards, individual members of an entity constitute common ownership.
  - The stacking of grants does not impact the funding tier established by the grant award amount.
- Once a grant for any property has been awarded, neither the businesses occupying that property nor the building owner can reapply for the same grant, from the CRA, for the same location for a five (5) year period.



- Business owners who hold a commercial lease of a property may apply for CRA grants with the permission of the property owner. The business owner shall submit an Owner's Affidavit, executed by the property owner, consenting to the grant application, the proposed project and guaranteeing the required owner's match if not paid by business owner/tenant.

## III. APPLICATION PROCESS

### 3.1 Application Submission

Prospective applicants must schedule a pre-application meeting with the Economic Development Division prior to applying. Staff will provide the Commercial Grant's Policy, applicable grant descriptions, application and any other necessary forms following a successful pre-application meeting. Signature of receipt, understanding and compliance with all guidelines will be required with application submittal. Applicants will also receive a recap email summarizing the details discussed during the pre-application meeting.

Applications are considered submitted once all required documents have been received by staff. Incomplete applications will only be held open for a maximum of 60 days after initial submission. After 60 days, if the application remains incomplete, it will be withdrawn by staff. Thereafter, an Applicant will have to reapply for a grant by submitting an entirely new grant application for the project, including any documents originally submitted by the Applicant in connection with its initial application.

Applicants agree to allow the TCRA to photograph the project for use in future publications. Applicant also agrees to display signage promoting the TCRA's assistance with the improvements; signage will be provided by the TCRA.

**Any work, including pulling permits, must begin only after the grant award letter has been issued unless utilizing Pre-Development Level II. Failure to follow the process will render your application ineligible for grant funding/reimbursement.**

Eligible improvements must be consistent with all applicable governmental requirements including, without limitation, the City of Tampa's Code of Ordinances including zoning, historic preservation, land development and building codes. All required governmental permits and approvals must be obtained by the Owner or Applicant for the eligible improvements before any work requiring a permit commences.

Applicants, owners and/or property must be in good standing with the City (no outstanding Code Enforcement or Building Code Violations). This requirement may be waived if the proposed work will remediate code violations. Grant funds **will not** be used solely to correct code violations or bring structures up to code. The applicant is responsible for obtaining all permits and approvals required for the proposed improvements, including building permits.

If the grant award exceeds \$25,000, the property owner must execute a Grant Agreement and Restrictive Covenants applicable to the maintenance of the improvements and future use of the property for a period of five (5) years commencing upon the disbursement of the grant (if receiving a Legacy Credit, see Section 2.1). The Restrictive Covenants will be recorded in the Public Records of Hillsborough County.

Once a grant for any property has been awarded, neither the businesses occupying that property nor the building owner can reapply for another grant, from the CRA, for the same location for a five (5) year period.

### **Application Requirements**

- Completed/Executed Application Form
- Proof of Ownership, warranty deed or copy of executed lease with Owner's Affidavit. Owner means the fee simple owner(s) of the Property as confirmed by the Public Records of Hillsborough County, Florida, and the Property Appraiser of Hillsborough County, Florida. The "Owner" may be an entity or a natural person or multiple nature persons or entities. However, if the Owner consists of multiple natural persons or entities, all such persons or entities must execute the application, agreement and restrictive covenants associated with the grant.
- Consent to Restrictive Covenants
- Detailed Project Scope
- Certificate of Appropriateness (Historic Preservation and/or Barrio, if applicable)
- Photographs of the existing building and the proposed project area
- Copy of contract with a properly licensed General Contractor or three itemized cost estimates (If not using a General Contractor, three estimates for each trade will be required from appropriately licensed tradesmen and confirmation that a General Contractor is not legally required for the work). CRA Director approval is required to use a contractor other than the contractor with the lowest estimate or tradesman instead of a General Contractor.

All grant-related communication will be limited to the designated contact identified in the application. In order to delegate an additional authorized representative, applicant must provide, in writing, such request and specify the terms of the representation.

If the Grant is awarded, the Owner hereby waives, holds harmless and indemnifies the CRA and City from and against any and all claims, losses, suits, injuries to persons or property or any other matter whatsoever arising out of work performed on their property or services provided to them as a result of a grant from the CRA.

### **3.2 Application Review Process**

Within ten (10) business days of application submittal, TCRA staff will review applications for completeness and accuracy and notify the applicant regarding any deficiencies or issues with the application or if additional information is required.

CRA staff will review all complete applications against the grant eligibility and review criteria and issue an approval or denial letter. Applications must score at least 60 out of 100 points to be approved.

- For purposes of application scoring, Public Benefit will be measured by the applicable area's goals as outlined in that area's CRP as well as the goals of the CRA Board which are referred to in the Five Focus Areas (see section 1.2).

Applications that are denied may be appealed to the CRA Board at its next regularly scheduled meeting, subject to notice and agenda preparation deadlines. The applicant shall be notified in writing of the Board's decision within five business days.

Staff will coordinate a site visit to take “before photos” of the proposed project area.

Grant funds are provided at the discretion of the CRA Board and the submission of an application does not create an entitlement to funding. The CRA Board reserves the right to:

- Impose any additional conditions to any grant requiring CRA Board approval.
- Deny any funding request due to the availability, or lack thereof, of funds.
- Approve a funding request in part or whole.

All final grant decisions will be documented in writing in the form of a letter. For grants that exceed \$25,000, the award letter will be accompanied by a fully executed grant agreement.

### 3.3 Award Process

All grants will be awarded under the CRA Tiered Funding Process which consists of four levels.

#### Level 1 – Under \$25,000

- Administrative approval
- Award letter only
- Processing timeline = 30 business days

#### Level 2 - \$25,000 - \$150,000

- Administrative approval
- Award letter and Grant Agreement
- Five-year restrictive covenant on future use and maintenance (if receiving a Legacy Credit, see Section 2.1).
- Processing timeline = 30-45 business days

#### Level 3 - \$150,001 - \$999,999

- Staff recommendation
  - Staff will review all application documents, in accordance with the grants policy and guidelines, and make a recommendation, for either approval, approval with special conditions or denial, to the CRA Board
- CAC recommendation
  - Applicants shall present their project to the CAC first. The CAC will make a separate recommendation, for either approval, approval with special conditions or denial, to the CRA Board
- CRA Board approval
  - The project, accompanied by the staff and CAC recommendations, will be placed on the next available CRA Board agenda.
  - Applicants shall present their project to the CRA Board and staff will present both the staff and CAC recommendations. The CRA Board will make the final decision to approve, approve with special conditions or deny the request for funding.
  - The CRA Board reserves the right to approve a request in part or whole.
- Award letter, Grant Agreement, grant compliance.
- Minimum five-year restrictive covenant on future use and maintenance (if receiving a Legacy Credit, see Section 2.1).
- Processing timeline = 90-120 business days

**Level 4 - \$1 million+**

- Staff will review all application documents, in accordance with the grants policy and guidelines, and determine if a waiver of the Request for Proposals (RFP) requirement is recommended.
- 1st CAC and CRA Board Meetings
  - If it is determined that an RFP waiver is applicable, staff will present a brief project summary (project code name, use, area, project cost and requested funding amount). The project details will be withheld in order to preserve the project’s/developer’s confidentiality.
  - Approval of any grant award over \$1,000,000 will require Board approval of a Program Change.
- If the RFP is waived:
  - The Board shall make a motion to waive the requirement to run an RFP
  - The Board’s approval to waive the RFP requirement does not constitute project approval
  - No RFP will be published for denied projects within a period of no less than three years.
- If the RFP is required, staff will follow the City of Tampa’s Purchasing Process and Policies
  - 2nd CAC Meeting
    - Applicants shall present their project to the CAC first. Staff will present a recommendation to approve the lowest, responsive bidder per the Selection Committee’s recommendation.
    - The CAC will make a separate recommendation, for either approval, approval with special conditions or denial.
  - 2nd CRA Board Meeting
    - The project, accompanied by the staff and CAC recommendations, will be placed on the next CRA Board agenda.
    - Applicants shall present their project to the CRA Board and staff will present both the staff and CAC recommendations.
    - The CRA Board will make the final decision to approve, approve with special conditions or deny the request for funding.
- Award letter, Grant agreement, grant compliance
- Five-year restrictive covenant on future use and maintenance (if receiving a Legacy Credit, see Section 2.1).
- Processing timeline = 180-300 business days

Requirements	Level 1 \$25,000 and under	Level 2 \$25,001 - \$150,000	Level 3 \$150,001 - \$1M	Level 4 Over \$1M
Administrative Approval	X	X		
Award Letter	X**	X	X	X
Grant Agreement		X	X	X
Five-Year Restrictive Covenant	X*	X	X	X
Staff Recommendation			X	X
CAC Recommendation			X	X
CRA Board Approval			X	X
Grant Compliance Reporting			X	X
City’s Competitive Process				X

\*All projects receiving Legacy Credit requires a Restrictive Covenant, regardless of the award amount.

\*\*Staff may issue a conditional award letter for applicants needing it to secure financing for the required match.

### 3.4 Award Notification

At the conclusion of the application review process, a pre-award meeting will be scheduled with the applicant. At that time, staff will review and provide a copy of:

- Level 1
  - Preliminary reimbursement amount
  - Award Letter
- Level 2
  - Preliminary reimbursement amount
  - Grant Agreement
  - 5-Year Restrictive Covenants
  - Award Letter (will be provided upon execution of the grant agreement and restrictive covenants)
- Level 3
  - Preliminary reimbursement amount
  - Draft Grant Agreement
  - Minimum 5-Year Restrictive Covenants
  - Draft Grant Compliance Reporting Requirements
    - Please see section 4.3 (Details for Programmatic Monitoring) for details of this requirement. Projects may be required to provide additional compliance/reporting beyond the items listed.
  - Project Approval Meeting
    - Final Grant Agreement
    - Final Grant Compliance Reporting Requirements
    - Award Letter (will be provided upon execution of the grant agreement and restrictive covenants)
- Level 4
  - The timeline and required documentation will be determined by the CRA Board or the City's competitive procurement process.

The award letter will specify:

- Approval date
- Maximum grant amount
- Project address
- Brief summary of the approved project
- Steps for notification of Project Completion
- Requirements for the finding of Final Project Completion (See section 4.7)
- Grant expiration (Permit, completion, and reimbursement request deadlines)
- Grant Point of Contact
- Requirement to comply with all parameters of the policy and grant guidelines.

The final reimbursement amount will be calculated based on the actual documented expense. Any work, including pulling permits, must begin after the grant award letter has been issued and/or execution of the grant agreement unless utilizing Pre-Development Level II. Failure to follow the process will render your application ineligible for grant funding/reimbursement.

## IV. POST-AWARD REQUIREMENTS AND COMPLIANCE

### 4.1 Vendor Registration for Grant Awardees

In accordance with the City of Tampa's Purchasing and Procurement Process, awardees must be registered as a City vendor in order to receive reimbursement payments. Therefore, awardees will be required to complete and submit a W-9 form.

Full payment will be made by the City after receipt and acceptance of required documentation and a Finding of Project Completion is issued in accordance with the grant award letter and/or grant agreement.

### 4.2 Award Recipient Files

In an effort to streamline our application process and enhance efficiency within our record keeping, the CRA will utilize a commercial grant management software. A user profile will be created in the grant management system for each awardee. Awardees will be expected to activate the user profile in order to participate, in conjunction with the Economic Development Division, with the management of their grant.

Staff will maintain the official grant file in electronic format in accordance with the City of Tampa's Records Management Policy.

### 4.3 CRA Programmatic Monitoring

Periodic monitoring will be conducted throughout the project lifecycle.

- Staff will verify that permits have been obtained and completed and will monitor any special conditions as stipulated in the approval documentation.
- Staff will verify that ownership, property use, and contractors remain unchanged.
- Staff will conduct periodic site visits to make reasonable inspections as deemed necessary to ensure the project work is progressing and is completed according to the requirements of this award. Application submittal constitutes authorization to the CRA, its employees and/or agents, to enter the property. Owner agrees to allow staff access for this purpose. By execution of a CRA grant application, the applicant and property owner, if different than the applicant, hereby approve and consent to CRA and City staff accessing the property which is the subject of the CRA grant request.

Any changes to the project scope resulting in an increase in the project cost, must be approved by the CRA, in writing, prior to the commencement of the amended work. Any grants approved by the CRA Board will require Board approval of any changes to the project scope.

As a condition of approval, the applicant agrees improvements made using grant funds will remain in place for a minimum of five years and must be maintained in compliance with all applicable laws and grant requirements. In the event improvements are replaced within five years of completion, the grant recipient shall reimburse a prorated portion of the grant funds invested in the project for the remaining months.

Projects may be required to provide additional reporting.

### 4.4 Grant Award Expirations and Extensions

Applicants must receive a building permit within six months from the date of grant approval. Project completion must be within 18 months of the issuance of a building permit. Reimbursement must be



requested within 30 days of project completion which will be determined based on 18 months from the issuance of a building permit if notification of project completion is not received from the applicant.

Unless expressed to otherwise with CRA Board Approval, grant extensions must be formally requested in writing prior to the expiration date stipulated in the approval documentation. Extension requests shall specify the following details: reason for the delay, efforts undertaken to mitigate the delay, summary of completed tasks, outstanding work items, requested extension duration, and proposed measures to prevent future delays. Upon receipt of a written request for an extension, the following steps will be initiated:

- Staff will obtain timeline recommendations from Development Services regarding the remaining work required for the permit.
- If approved, the CRA will determine the approved length of time for the extension.
- A six-month extension to either the permit or the completion deadline may be granted, by the Economic Development Coordinator, but is not guaranteed.
  - Additional extension requests, due to issues with obtaining permits, will be considered on a case-by-case basis and may be approved by the CRA Director.
  - Extensions for any grants approved by the CRA Board will require CRA Board approval.
- All grant extension approvals and denials will be issued in writing.

#### **4.5 Direct Contractor Pay and Progress Payment Policy**

On a case-by-case basis, direct contractor and/or progress payments may be approved under the following conditions.

- Awardee must be receiving project funding from a lending agency utilizing an established billing and certified inspection process.
- Awardee must receive prior written approval from the CRA.

Funds for grant projects that have been approved for Legacy Credit (see section 2.1) may be disbursed as direct contractor payments up to the approved amount. Any required matching funds including project cost in excess of the award amount must be covered by the applicant and the funds verified prior to grant approval. A maximum of 20% of the overall project costs may be paid up front with the balance due upon completion.

Awardees shall be required to provide a completed W-9 form from the project Contractor.

#### **4.6 Programmatic Reports and Performance Measures**

Reports are being built into the grant management software which will provide valuable information on grant utilization. The reports will be used in ongoing evaluations of the grants and how they support potential improvements. A monthly update outlining grant type, location, funding tier and quantity awarded, will be provided to the Community Engagement Division for presentation to the Community Advisory Committees (CAC). These updates will also be included in the Director's report to the CRA Board on a quarterly basis.

The CRA website will contain an interactive dashboard to track and monitor the performance of the commercial grants as measured by the following Key Performance Indicators (KPIs):

- Number of applications received in each area
- Number of grants awarded in each area.
- Total funds invested in each area.

- Return on investment (ROI)
- Grant Utilization

In addition, we will examine the performance of the grants against the community's needs, construction costs and changes in the economy as part of the annual budget process.

#### 4.7 Reimbursement Requests and Payments

Unless specifically provided otherwise, the Applicant shall incur all initial project cost and may receive reimbursement only after all improvements have been completed in accordance with the grant award. Grant funds will be disbursed upon receipt of a finding of project completion by the TCRA. The finding of project completion will be granted once the CRA has received and reviewed the following items:

- Written notification that the project is complete.
- Copies of all required permits and occupancy certificates.
- Copies of paid invoices and evidence of payment (cancelled checks, receipts, etc.)
- Evidence of compliance with any and all conditions applicable to the grant.

Requests for reimbursement will be reviewed as a single package. Reimbursement must be requested within 30 days of project completion. Unless approved or extended, projects must be completed within 18 months from the issuance of a building permit and the grant will be revoked if notification of project completion is not received from the applicant within said 18-month period. Once the request for payment has been submitted, we will no longer be able to consider any additional receipts/expense. Grant funds are provided at the discretion of the CRA Board and the findings within the recommendation do not create an entitlement to funding.

Property owner consent is required for any reimbursement to be issued to anyone other than the property owner. The CRA may require evidence that the amounts are being properly applied.

#### 4.8 Defaults and Remedies

An event of default shall occur if:

- Grant proceeds are used for a purpose other than approved or are misused in any other manner.
- Any factual statement or representation made in conjunction with the application for the grant, the agreement and/or disbursement of grant funds proves to have been incorrect in any material respect when made.
- Owner breaches any covenant, agreement, provision, representation, warranty or obligation made in the grant approval documents including compliance with all applicable permitting and governmental requirements.
- Improvements are not maintained or are replaced within five years of completion.
- Failure of the grant recipient to comply with all applicable requirements contained in the Policy or Grant Requirements.
- Use of the subject property as an adult use or if it is classified as bar, tavern or lounge under the City's Land Development Code.

Remedies in event of default include:

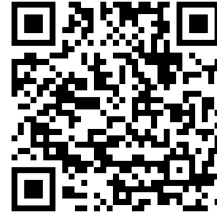
- In addition, and cumulatively to any other remedy available to the CRA by way of general law or the approval documents, The CRA may suspend or terminate disbursement of the grant award.
- The CRA may enforce specific performance by owner of its obligations under the approval documents

in a court of competent jurisdiction.

- In the event of default due to nonperformance or other breach of any covenant or obligation required under the approval documents and if the owner fails to cure the default within a curative period, the CRA may, at its sole discretion, demand immediate repayment of all or a portion of the grant disbursed to the applicant.
- With the exception of Special Project grants, in the event the property is sold or transferred to a governmental or not-for-profit entity within five years of the disbursement of grant funds, the grant recipient will reimburse the TCRA a pro rata portion of the grant for the number of months remaining in the five -year term.

# TAMPACRA

Request a Commercial  
Grants Pre-Application  
Meeting



## Follow Us



@tampacras



@tampacras



(813) 274-8325



[tampa.gov/CRA](http://tampa.gov/CRA)s

# TAMPACRA

The Tampa Community Redevelopment Agency prides itself in working closely with residents, local businesses, community stakeholders, and the private sector to be a leader in redeveloping and sustaining all communities located within our CRA boundaries.

JUNE 2024