

# TAMPACRA

STRENGTHENING COMMUNITIES

**Commercial Special Project (SPG) &  
Commercial Development Grants (CDG)**

June 2026

# Evolution

- **Nov 2023** Request for \$1 Million limit
- **Dec 2023** Request process for funding requests
- **June 2024** Policy & Grant Establishment
- **July 2025** CAC Presentations
- **Oct 2025** 1<sup>st</sup> Update Presentation
- **Oct 2025** Community Workshop
- **Nov 2025** 2<sup>nd</sup> Update Presentation
- **Mar 2026** Board Workshop
- **Apr 2026** Community Workshop

# Current Board's Instructions

- **Evaluation structure to be:**
  - Competitive
  - Reviewed in cycles
  - Unrestricted request amounts

# Goals

- **Process to Improve**
  - Equity
  - Transparency
  - Consistency
  - Alignment

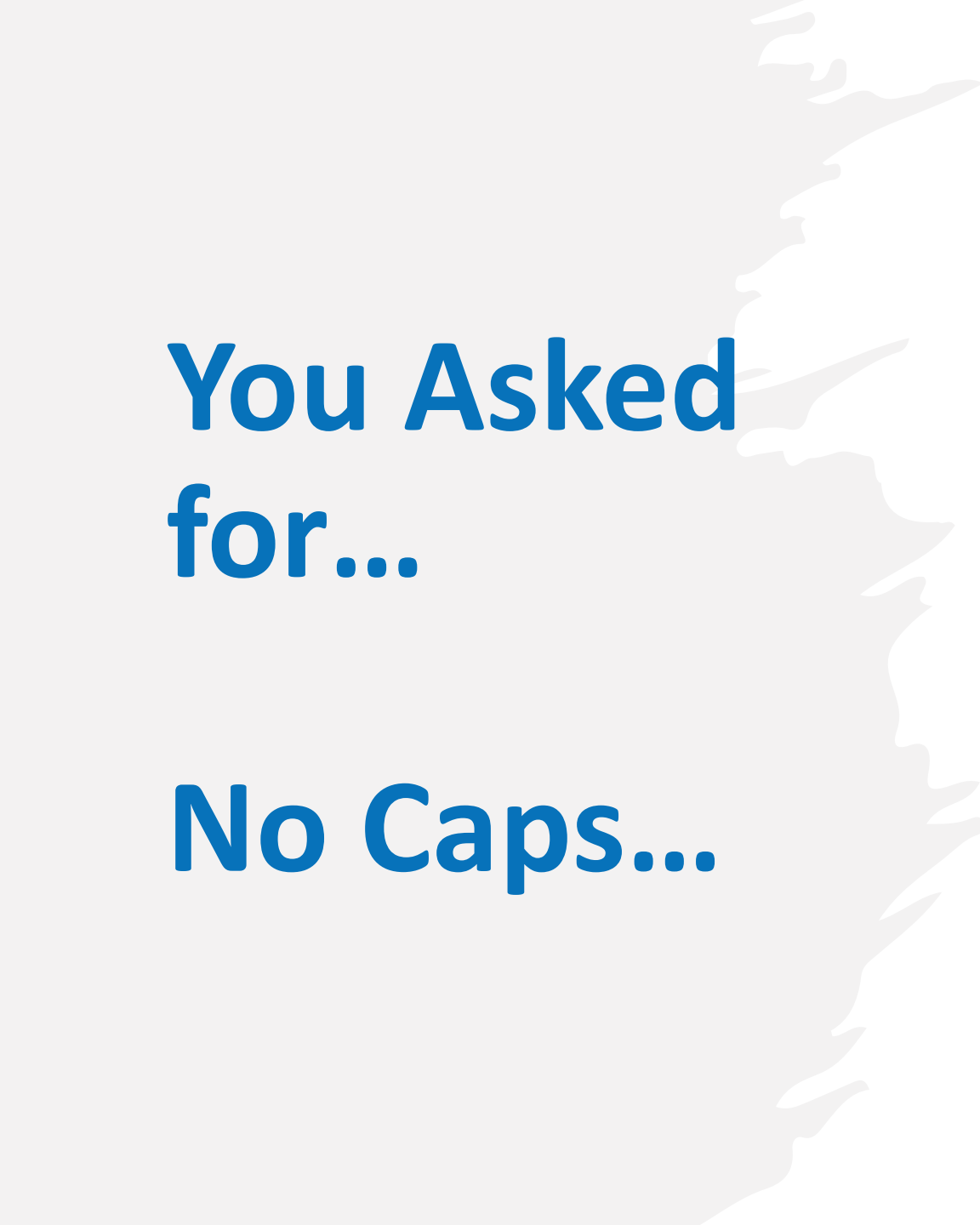
# Commercial Grant Types

- **Commercial Special Projects Grant (CSPG)**
  - Non-Residential Requests
  - Requests under \$1 million
  - Requests ineligible for standard grants
  - Requests with special circumstances that warrant special funding
  - CRA recognition required
- **District Funding Allocation**
  - No more than 10% of the district's budget up to \$1 million

# Commercial Grant Types




- **Commercial Development Grant (CDG)**
  - Non-Residential Requests
  - Requests for \$1 million plus
  - All City of Tampa requests
  - Requests ineligible for standard grants
  - Requires a community benefit component
  - CRA recognition required
- **District Funding Allocation**
  - No more than 30% of the district's budget up to \$10 million



**You Asked  
for...**

**No Caps...**

**NO  
MAXIMUM  
REQUEST  
AMOUNTS!**



# You asked for.....

- **Cycle 1**
  - **Accepting Applications: September 1<sup>st</sup>**
  - **Complete Application due: November 1<sup>st</sup>**

# Multiple cycles

- **Cycle 2**
  - **Accepting Applications: February 1<sup>st</sup>**
  - **Complete Application due: April 1<sup>st</sup>**



**You asked for.....**

**A Competitive Process**

CRITERIA	MAXIMUM POINTS	CRITERIA DESCRIPTION
<b>CRP Alignment</b>	20	Points will be awarded to proposed projects that generally align with the goals outlined in the district’s Community Redevelopment Plan (CRP). Greater consideration will be given to projects that not only support these goals but also implement them in the specific manner identified in the plan.
<b>Financial Feasibility</b>	20	Points will be awarded to proposed projects based on the extent to which they demonstrate financial soundness and the efficient use of CRA funding. Greater consideration will be given to projects with a higher ratio of private investment relative to CRA funds.
<b>Project Schedule/Timeline</b>	5	Points will be awarded based on the awardee’s readiness to commence construction.

CRITERIA	MAXIMUM POINTS	CRITERIA DESCRIPTION
<b>Project Location</b>	10	Points will be awarded to proposed projects based on proximity to targeted transportation corridors identified in the district’s CRP/SAP.
<b>Community Benefit</b>	15	Points will be awarded to proposed projects based on the extent to which they address identified needs within the district, as identified in the CRP/SAP. Greater consideration will be given to projects that incorporate green space, public parks and/or public improvement.
<b>Board Goals Alignment</b>	20	Points will be awarded based on the number of Board-approved goals with which the proposed project aligns, with four points assigned for each of the five goals. The five goals are Attainable Housing, Community Engagement, Connectivity, Economic Development and Quality of Life.
<b>Legacy</b>	10	Points will be awarded to proposed projects in the amount of 0,5 or 10, as defined under Legacy Relief in Section II.1.1 of the Grants & Funding Policy.

# Process Overview



- **Phases**
  - Application Submission
  - Staff-Level Review/Grouping
  - CAC Recommendation
  - Board Award Decision
  - Award Execution
  - Post-Award Monitoring

# Application Submission

- **Cycle 1**
  - **Accepting Applications: September 1<sup>st</sup>**
  - **Complete Application due: November 1<sup>st</sup>**
- **Cycle 2**
  - **Accepting Applications: February 1<sup>st</sup>**
  - **Complete Application due: April 1<sup>st</sup>**

# Staff-Level Review & Grouping

- **Process**
  - Confirm alignment with:
    - Florida Statute
    - District CRPs/SAPs
    - Board Goals
  - Verify district funding availability per grant type
  - Evaluation: Improvement eligibility, scoring and financial feasibility
  - Compile packet of applications for CAC and CRA Board review



# CAC Recommendation

- **CAC**
  - Staff & Applicant Presentation
    - **Cycle 1:** January
    - **Cycle 2:** June



# CAC Application Package Forms

- [Application Evaluation Form](#)
- [Application Info. Sheet](#)
- [CAC Memo](#)

# Board Award Decision

- **District Groupings**
  - **Group A:**
    - Channel District, Downtown, Drew Park & East Tampa
  - **Group B:**
    - Central Park, Tampa Heights/  
Riverfront, West Tampa & Ybor I & II
- **CRA Board**
  - Staff & Applicant Presentation
    - **Cycle 1:**
      - **Group A:** February
      - **Group B:** March
    - **Cycle 2:**
      - **Group A:** August
      - **Group B:** September

# Board Application Package Forms

- [Board Memo](#)

# Board Award Decision

- **Board Motion Components**
  - Decision
  - Percentage of eligible improvements
  - Maximum award amount
  - Deviations or special conditions
  - Legacy Relief Percentage, if eligible

# Award Execution

- Applicant notified of decision
- Agreements drafted & reviewed
- Agreements placed on CRA Board Agenda for approval
- Awardee executes agreement

# Legal Concerns

- Overlap requires some developers to execute both CBAs
- CRA pays for the community benefit with credit given to the developer
- CRA funds may indirectly pay for community benefits that are ineligible for CRA funding
- No CRA representation in the negotiations and approval



# Current CRA Community Benefits Agreement

- Approved June 10, 2021
- Required for awards of \$500,000 or greater
- Requires Developer to negotiate an agreement with a qualified community organization



# Current City Community Benefits Agreement

- Approved January 5, 2023
- Required for awards of \$1M or greater (combined City & CRA funding) with overall project value of \$5M
- Requires developer to negotiate an agreement with City-appointed Community Benefits Advisory Council
- Approved by City Council

# Community Benefit Component

- Required for the Commercial Development Grant
- Must be identified in the Letter of Request and Applicant presentation
- Recognition of the CRA's financial contribution is required
- Must remain in place and function as the approved community benefit throughout the Restrictive Covenants term.

•**Outcome:** Different funding thresholds, separate CBA negotiations and agreements required under CRA CBA Policy and City Community Benefits Ordinance

CBA Authority	CRA CBA	City CBA
<b>Funding Threshold</b>	\$500,000 or greater CRA award	\$1M or greater combined City/CRA award & project value at least \$5M
<b>Approval</b>	Developer-negotiated agreement with Community Organization	Developer-negotiated agreement with City-appointed CBA Council and approved by City Council

# Option 1: Status Quo Outcome

# Option 1: Status Quo Concerns

- **Concerns:**

- No CRA participation in negotiations
- No required CRA representation review and approval, even when all funds provided by CRA
- No assurance the community benefits are legally eligible, even indirectly, for CRA funding
- Some project will require execution of both CBAs

# Option 2: Only Repeal CBA

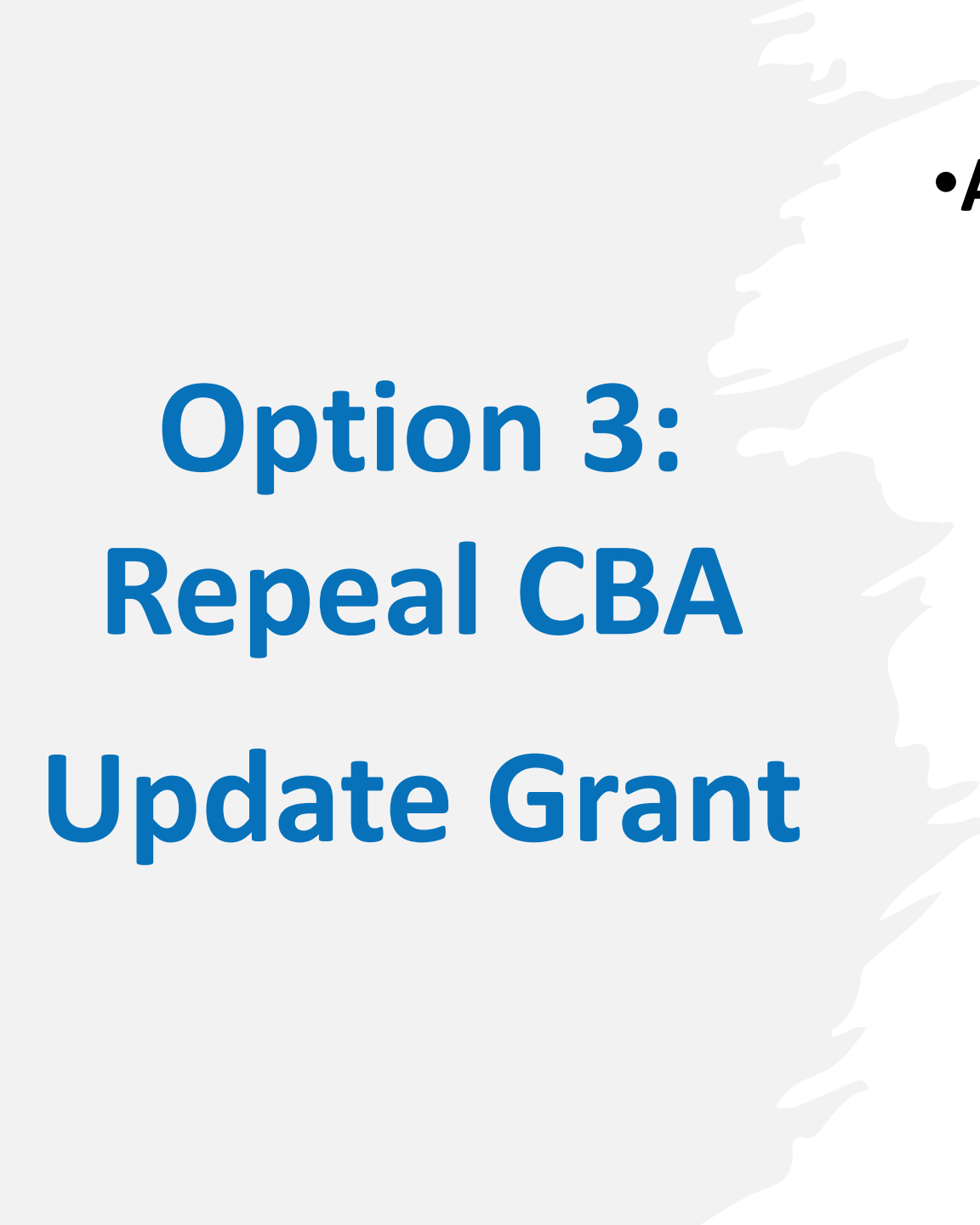
- **Outcome:** Projects valued under \$5M will not require a CBA regardless of the CRA award amount

- **Concerns:**

- Large contributions to smaller projects (under \$5M) have no community benefits requirement
- No CRA participation in negotiations
- No required CRA representation review and approval, even when all funds provided by CRA
- No assurance the community benefits are legally eligible, even indirectly, for CRA funding

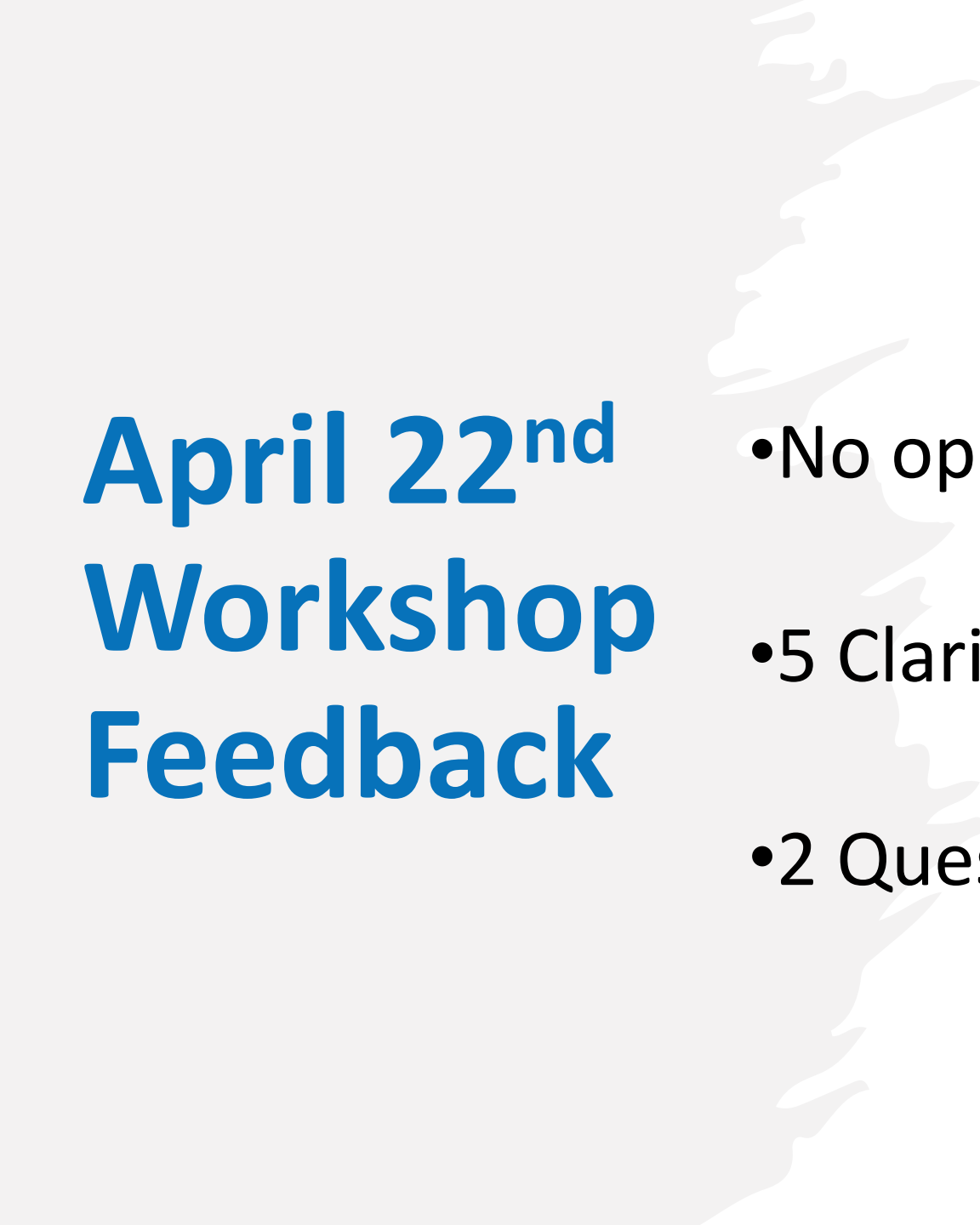
# Option 3: Repeal CBA Update Grant Outcome

- **Outcome:** Community benefit automatically required, via the Commercial Development Grant, as a requirement for funding of \$1M or greater.
- Incorporation of CRP identified community benefit required.
- CAC opportunity to recommend community benefits for each project.
- CRA Board can require specific community benefits for each project.
- CRA Board determines “value” of community benefits.
- CRA staff ensures community benefit eligibility.
- Community benefits incorporated into grant agreement.
- CRA contribution recognized publicly and permanently



# Option 3: Repeal CBA Update Grant

- **Additional required Action:**
  - Repeal CRA CBA at the July CRA Board Meeting
  - Recommended to completely remove CRA funding from consideration in City CBA process by removing CRA contributions from inclusion in definition of “city participation value” in Section 2-852 of City CBA Ordinance



# April 22<sup>nd</sup> Workshop Feedback

- No opposition expressed or received
- 5 Clarifying questions
- 2 Questions on post workshop votes

3



4



5

# Application Submittal Limit

The community voted to limit  
property owners to:

**3**

applications per district, per cycle!

# June 4<sup>th</sup> Workshop Topics

- Name change of Pre-Development Grant
- Repeal CRA CBA
- Remove CRA contribution from the City's CBA
- Require community benefit for Commercial Development Grant
- Require permanent, CRA Board approved, recognition of CRA's funding contribution for awards \$250,000 or greater.
- Community Feedback?????

# Next Steps

- Pre-Application Meetings start in July
- Cycle 1 Applications open **September 1st**
- Commercial Grants CAC Training Tour in September
- Cycle 1 Applications close **November 1st**

# Key Points

- Need CAC quorum January & July
- Awards are limited by the area's budget
- No Conditional Approval Letters
- Staff Report – No Staff Recommendation
- Requests must meet minimum qualifications to go to CAC/CRA

# Board to Decide!

- **Presentation Structure**

- Applications by district

**or**

- Applications by grant type

- **Board Evaluation Approach**

- Hear all requests – evaluate – Decide

**or**

- Hear – evaluate – Decide each request as presented