

TAMPACRA

STRENGTHENING COMMUNITIES

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

June 2026

Evolution

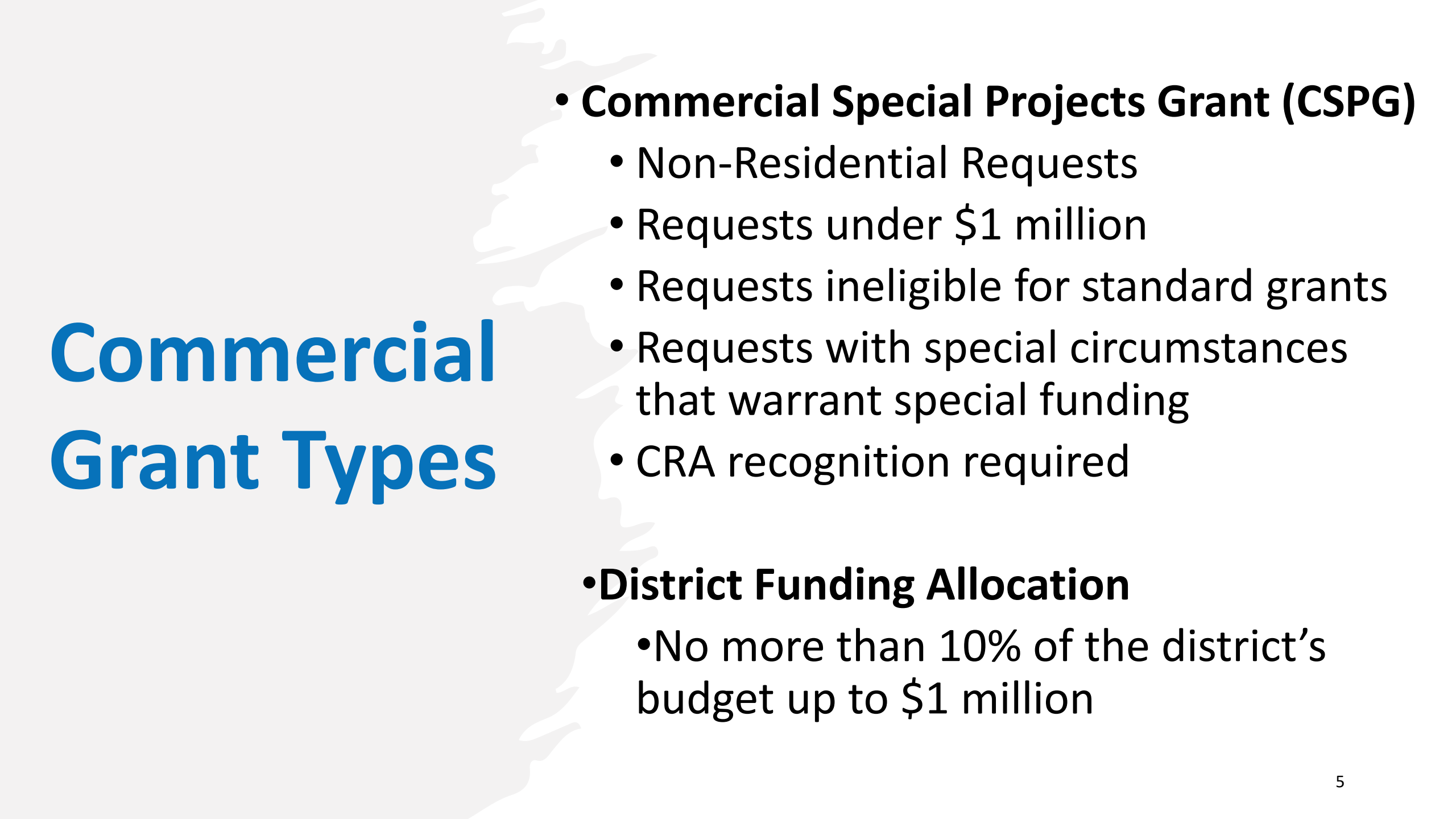
- **Nov 2023** **Request for \$1 Million limit**
- **Dec 2023** **Request process for funding requests**
- **June 2024** **Policy & Grant Establishment**
- **July 2025** **CAC Presentations**
- **Oct 2025** **1st Update Presentation**
- **Oct 2025** **Community Workshop**
- **Nov 2025** **2nd Update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

Current Board's Instructions

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

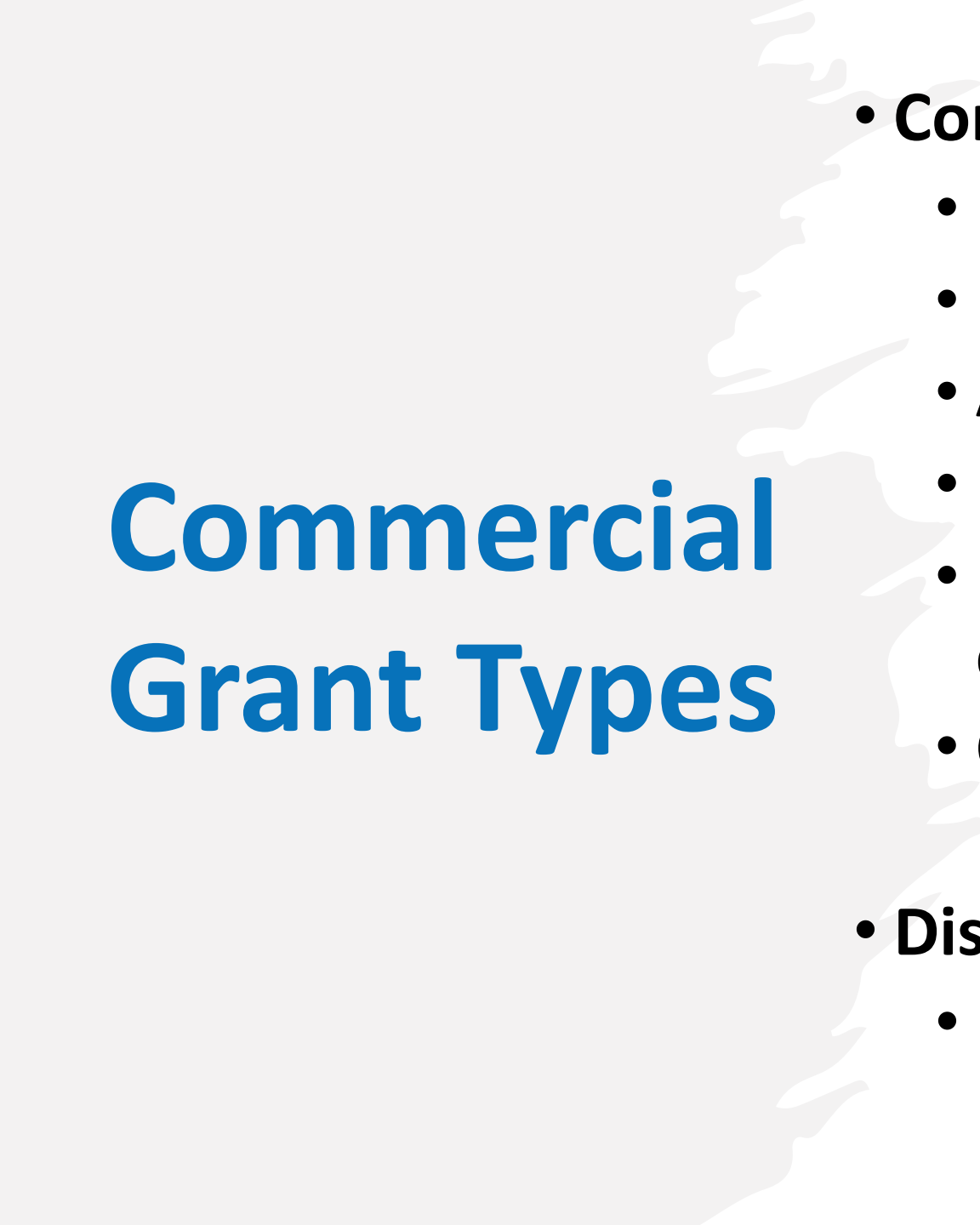
Goals

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



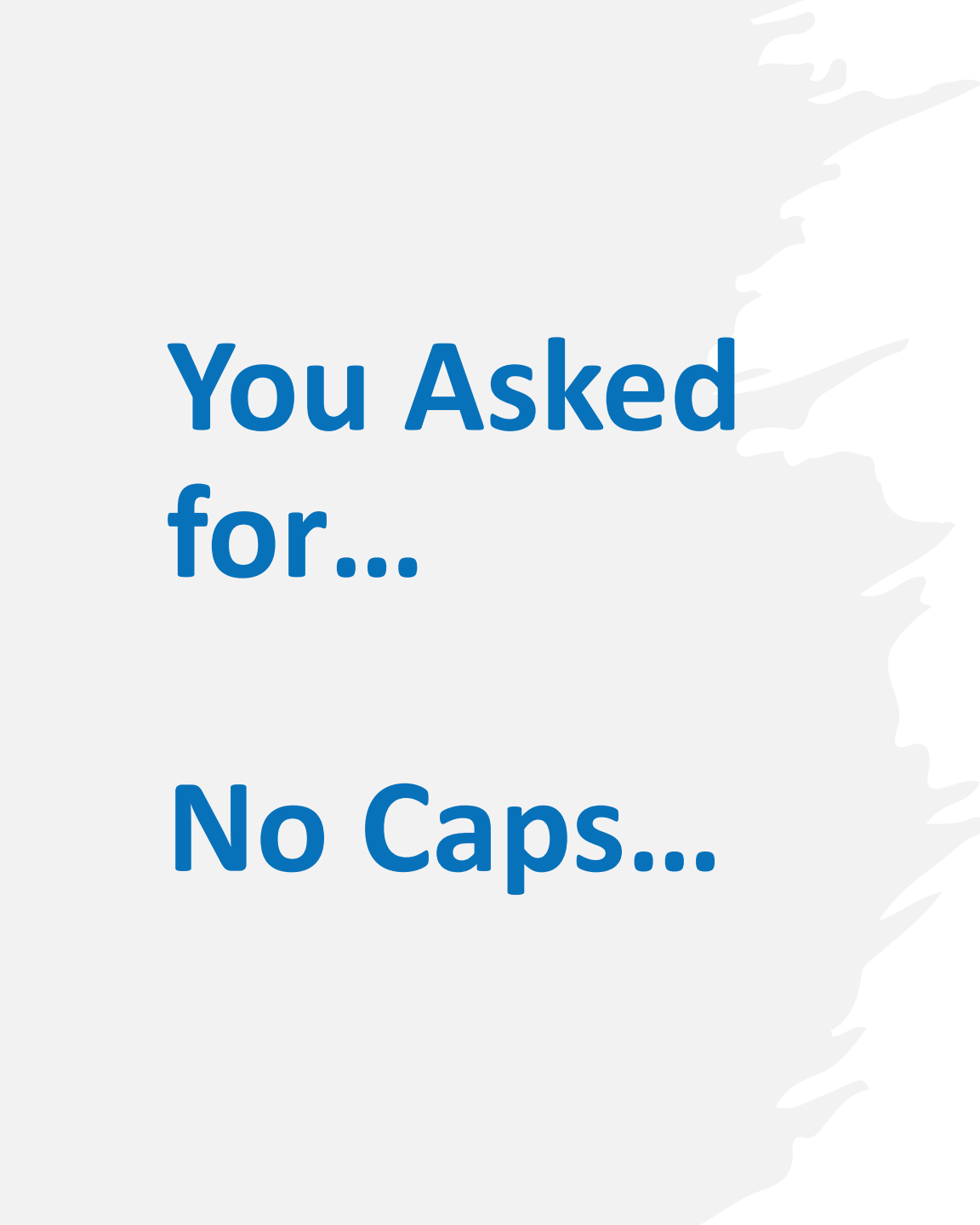
Commercial Grant Types

- **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

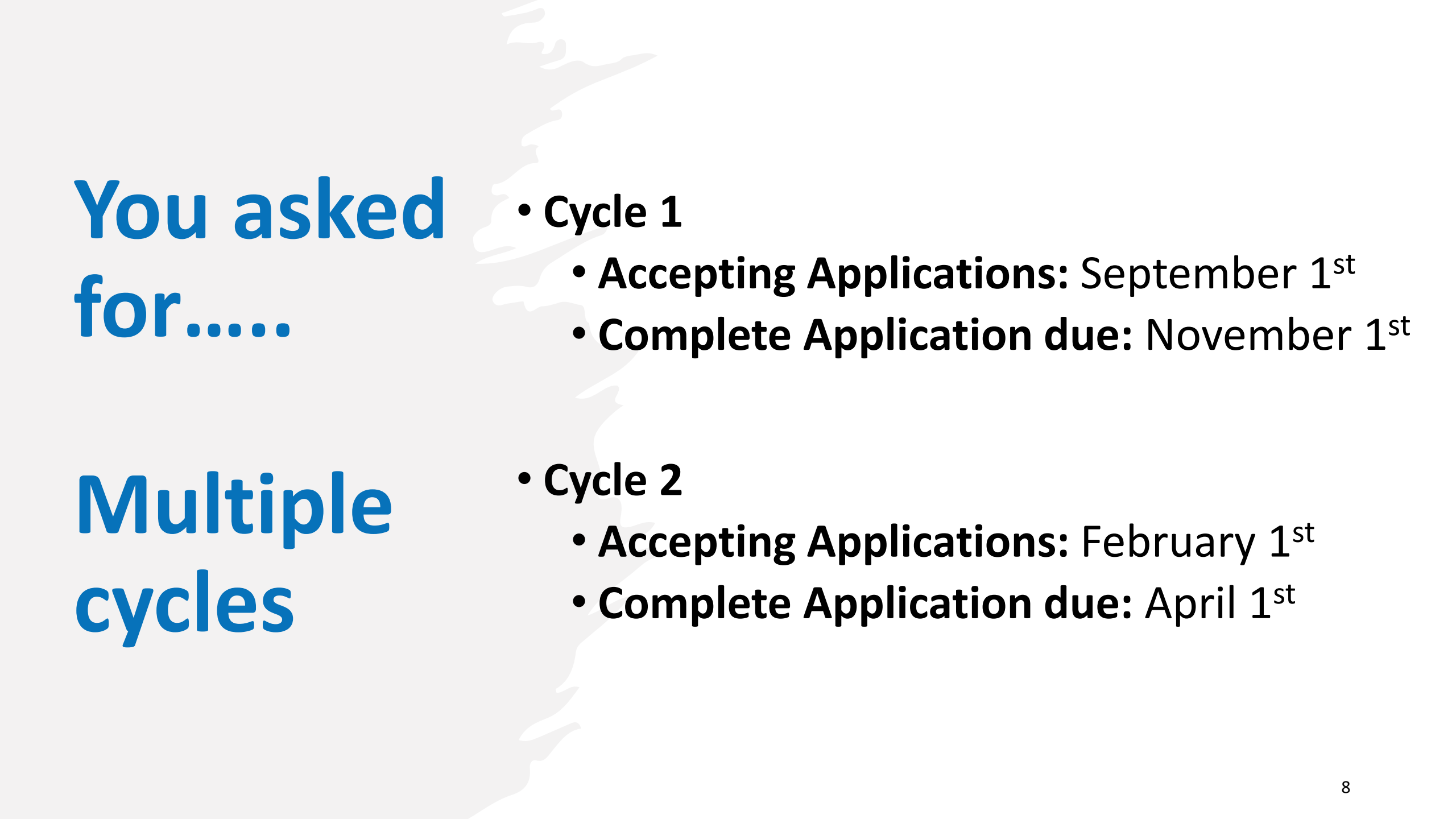
- **Commercial Development Grant (CDG)**
 - Non-Residential Requests
 - Requests for \$1 million plus
 - All City of Tampa requests
 - Requests ineligible for standard grants
 - Requires a community benefit component
 - CRA recognition required
- **District Funding Allocation**
 - No more than 30% of 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 1st**
- **Complete Application due: November 1st**

Multiple cycles

- **Cycle 2**

- **Accepting Applications: February 1st**
- **Complete Application due: April 1st**



You asked for.....

A Competitive Process

CRITERIA	MAXIMUM POINTS	CRITERIA DESCRIPTION
CRP Alignment	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.
Financial Feasibility	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.
Project Schedule/Timeline	5	Points will be awarded based on the awardee’s readiness to commence construction.

CRITERIA	MAXIMUM POINTS	CRITERIA DESCRIPTION
Project Location	10	Points will be awarded to proposed projects based on proximity to targeted transportation corridors identified in the district’s CRP/SAP.
Community Benefit	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.
Board Goals Alignment	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.
Legacy	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 1st**
 - **Complete Application due: November 1st**
- **Cycle 2**
 - **Accepting Applications: February 1st**
 - **Complete Application due: April 1st**

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

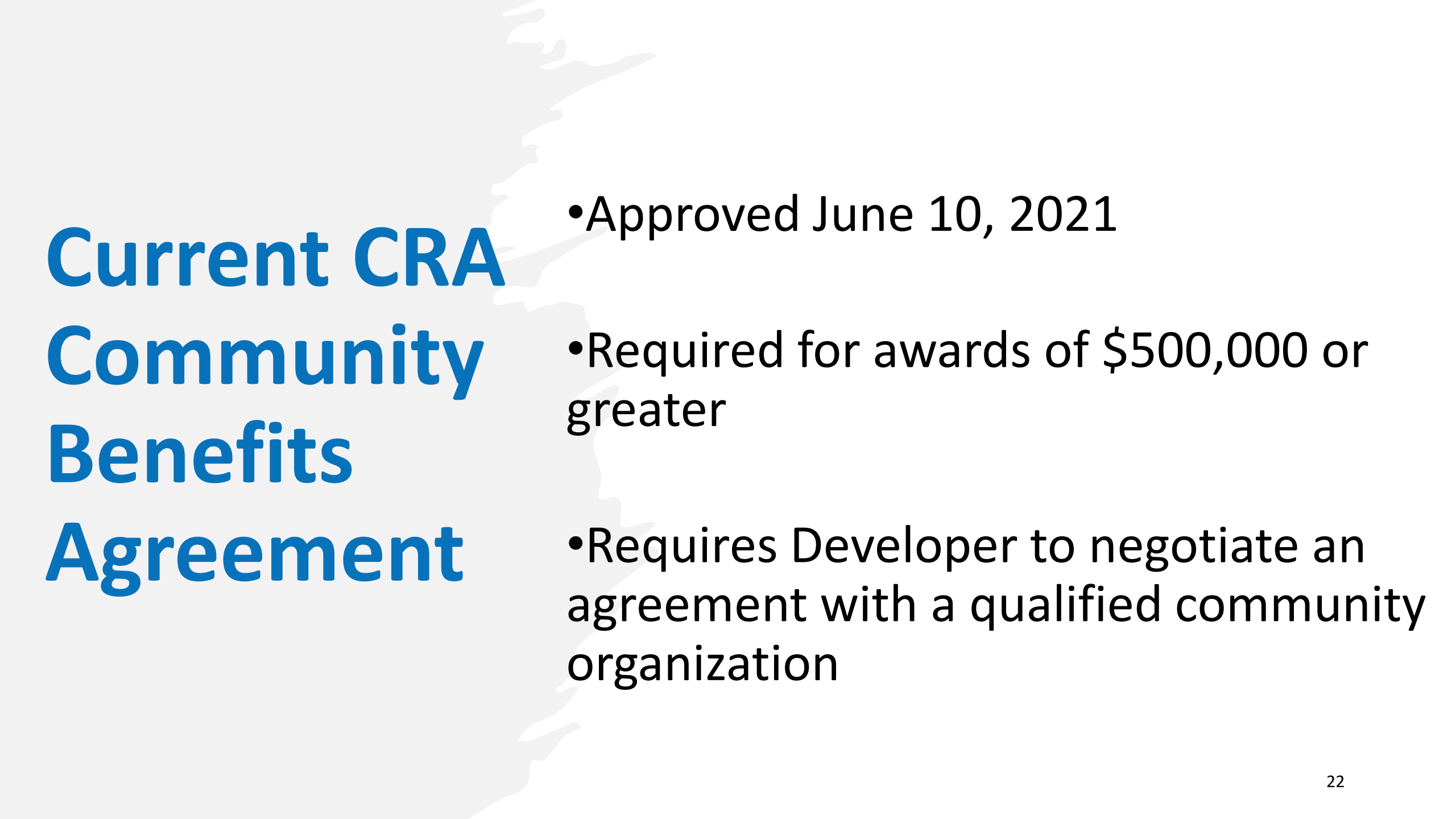
- **Board Motion Components**
 - Decision
 - Percentage of eligible improvements
 - Maximum award amount
 - Deviations or special conditions
 - Legacy Relief Percentage, if eligible

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.

Option 1: Status Quo Outcome

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

Option 1: Status Quo Concerns

- **Concerns:**

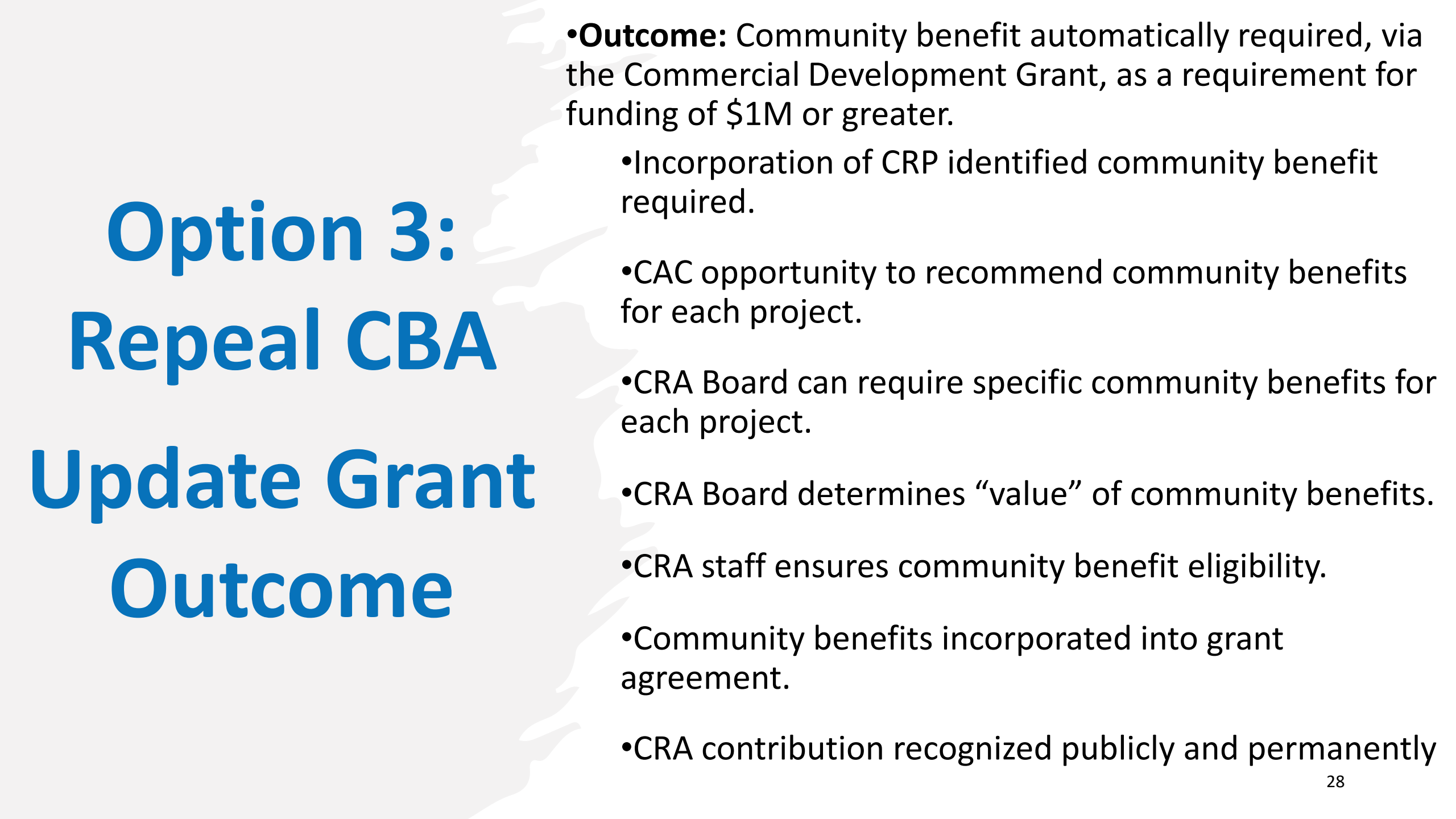
- No CRA participation in negotiations
- No required CRA representation review and approval, even when all funds provided by CRA
- No assurance the community benefits are legally eligible, even indirectly, for CRA funding
- Some project will require execution of both CBAs

Option 2: Only Repeal CBA

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

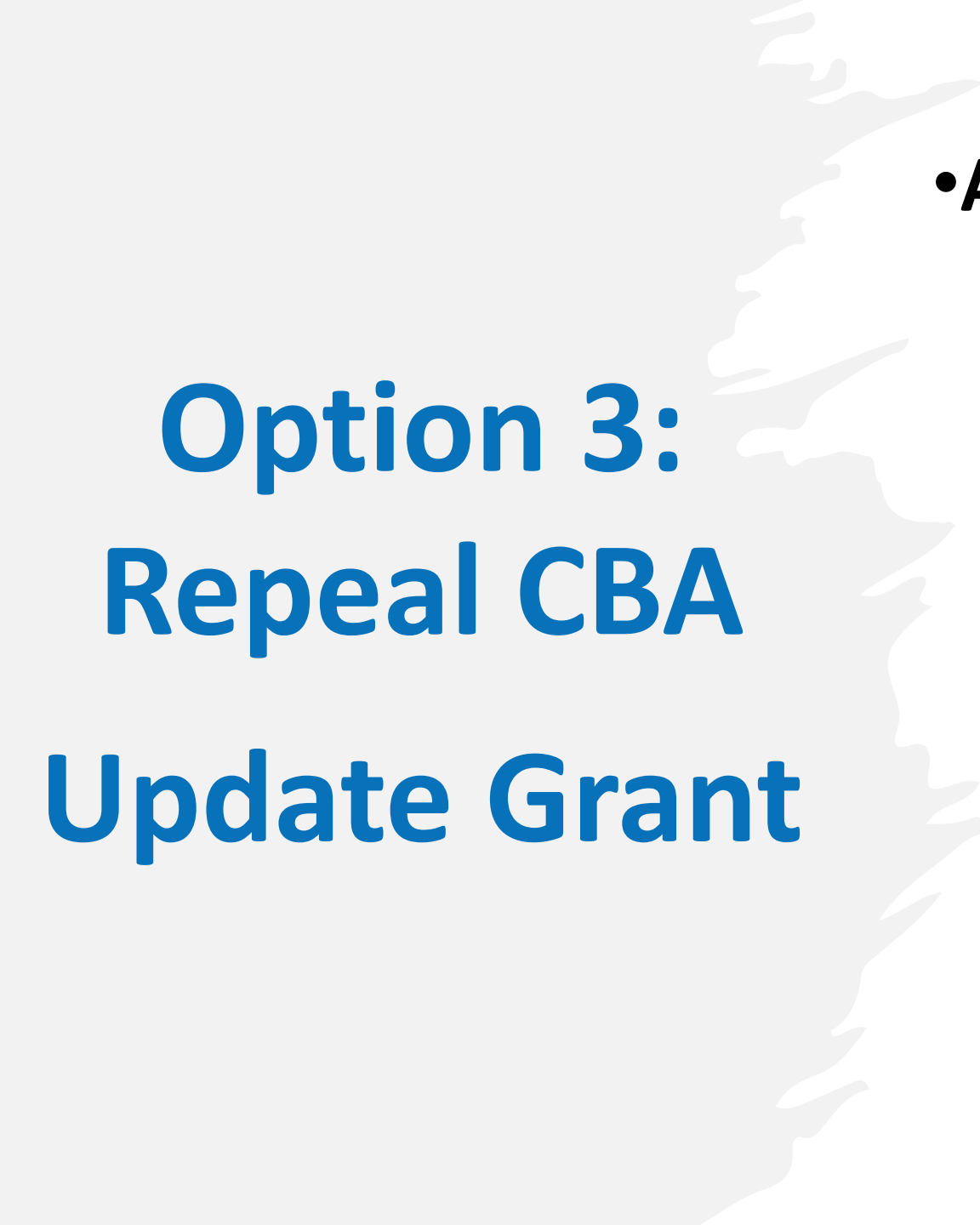
- Concerns:**

- 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 22nd 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 4th 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