

TAMPACRA

STRENGTHENING COMMUNITIES

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

June 4, 2026

Workshop Topics

- Name change of Pre-Development Grant
- CRAs and CBAs
- Community Benefit Incorporation
- CRA Board approved recognition
- Community Feedback



Grant Name Change

Current: Pre-Development Grant

Proposed: Commercial Design Grant

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 the 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
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 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

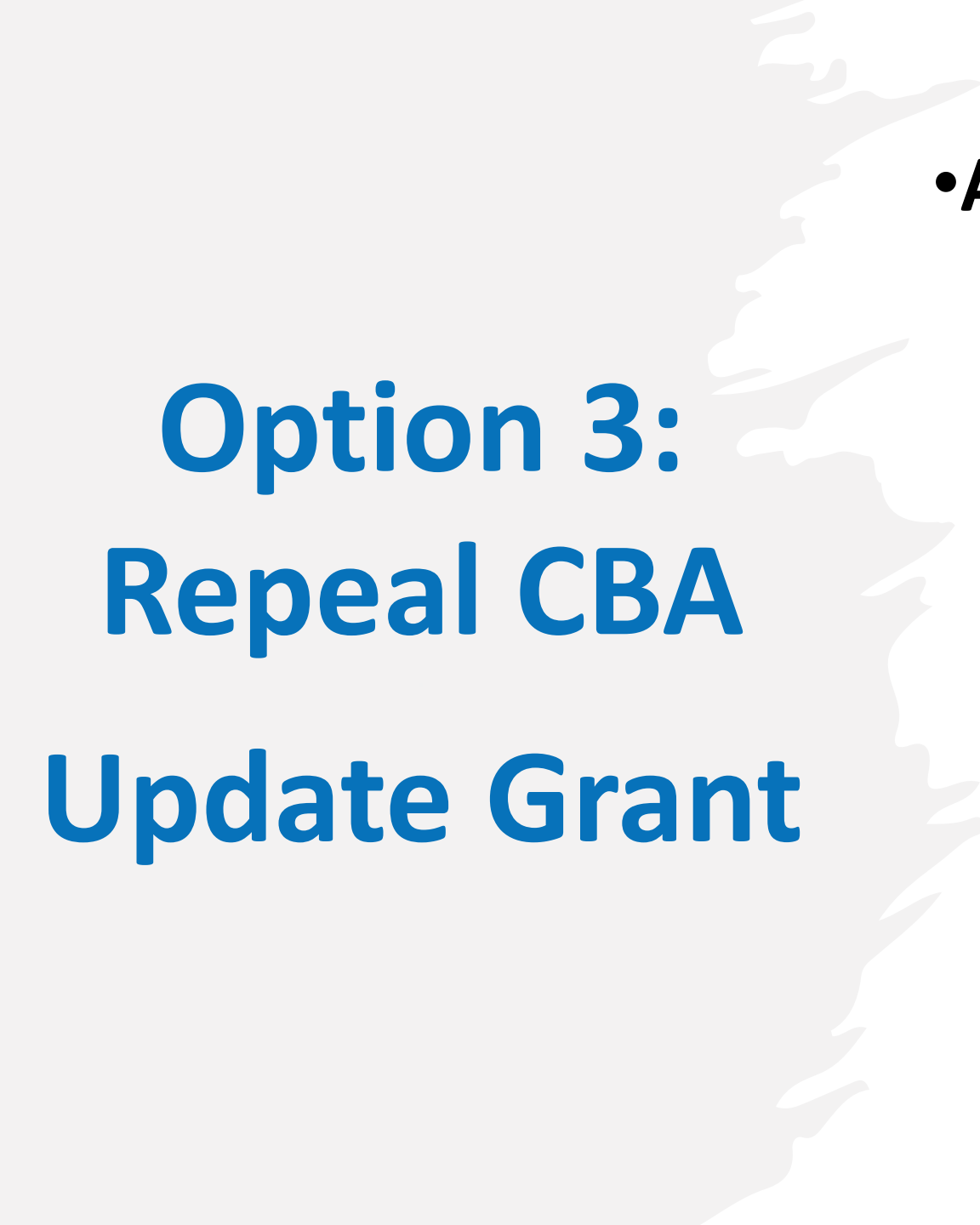
- **Outcome:** Projects valued under \$5M will not require a CBA regardless of the CRA award amount

- **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



Community Feedback!!!!