

ST. PETERSBURG CITY COUNCIL
Meeting of December 16, 2021

To The Honorable Ed Montanari, Chair, and Members of City Council

Subject A Resolution by St. Petersburg City Council approving up to \$440,634 in Tax Increment Financing funds for Thirty-One (31) applications to the FY21 cycle of the South St. Petersburg Community Redevelopment Area Commercial Matching Grant Program.

Request

City Administration recommends City Council **APPROVE** up to \$440,634 in tax increment financing funds for thirty-one (31) applications to the FY21 cycle of the South St. Petersburg Community Redevelopment Area Commercial Matching Grant Program.

Overview of the Commercial Matching Grant Program Review Process

On October 29, 2021, the South St. Petersburg CRA Grant Review Committee (GRC) held a public meeting to evaluate and make recommendations to City Council on the FY21 Commercial Matching Grant Program applications that would be funded with tax increment revenue from the South St. Petersburg CRA Redevelopment Trust Fund. The GRC scores applications based upon City Council approved criteria and prioritizes applications for funding based on the final scores. City Council approved \$440,634 in the FY21 South St. Petersburg CRA budget for the matching grant program.

Requirements for Commercial Matching Grant Program

This review process and structure was first approved by City Council on May 18, 2017 (see Resolution 2017-316) to increase transparency in the CRA grant process and later refinements were made to the review process on December 6, 2019, regarding the scoring criteria (see Resolution 2018-614). The Committee is comprised of three City Council members from District 5, District 6 and District 7 as well as four members of the Citizen Advisory Committee of the South St. Petersburg CRA.

The Commercial Matching Grant Program actually consists of two separate programs – the Commercial Site Improvement Grant and the Commercial Building Interior and Tenant Improvement Grant. Both of these grant programs call for a maximum matching grant award of up to \$20,000, or \$40,000 if the project is for a local historic landmark and the work is approved by the City's historic preservation officer. Applicants may apply for funding from both programs for the same property. They may also apply for different properties in which they have an ownership or business interest.

Each of the two programs has a different objective as well as different sources of funds that can be used. The Commercial Site Improvement Grant applies primarily to improving the aesthetics of a business on a commercial corridor, and uplift property values and customer interest and demonstrate visible private investment. The Commercial Building Interior and Tenant Improvement Grant, on the other hand, was created to increase the functional life of older commercial buildings by providing funding to upgrade major building systems and needed capital equipment for businesses to operate. Maintaining an inventory of older but usable building stock helps smaller businesses that may not be able to afford the rents commanded by new commercial construction.

These two programs also have different funding sources based on Pinellas County's June 2014 policy governing use of its tax increment financing revenue. The County has approved use of its TIF revenue to assist funding Commercial Site Improvement grants but not Commercial Building Interior and Tenant Improvement grants. Therefore, as an accounting measure, City Administration created two separate programs to clearly demonstrate the use of funds are in accordance with County policy.

In June 2021, City Council approved amendments to the Commercial Matching Grant program to clarify CRA program policy on several issues. First, City Council tightened requirements for national commercial franchises yet still allow them to apply for the program

provided that at least 50 percent of the employees of the business are residents of the South St. Petersburg CRA. In addition, these employees must have been actively on payroll for at least six months and working at least 20 hours per week.

(It should be noted that none of the applicants in this current cycle were identified as national chains.)

Secondly, City Council refined requirements for non-profits that would require those non-profit agencies that provide social services such as a childcare, education, or workforce development be tax exempt organization under the requirements of 26 U.S. Code 501. Third, City Council added language that faith-based organizations providing these and other social services of benefit to the CRA residents

may apply for funding through the Commercial Matching Grant program to renovate facilities that provide services to the broader community, such as childcare, in a secular manner. Worship, religious instruction, proselytizing and similar activities conducted in these renovated facilities must be voluntary and privately funded.

Finally, the Matching Grant Program was amended to require healthcare providers that apply to the program "have at least one healthcare provider on staff that has an unencumbered

license through the State of Florida. In addition, facility types that are licensed and/or certified or regulated by the Agency for Health Care Administration (ACHA) must have an active/licensed/registered ACHA license status to apply for the grant.”

While the above amendments applied to both the Commercial Site Improvement Grant program and the Commercial Building Interior and Tenant Improvement Grant program, City Council also approved revisions to the eligible uses of funds for each program. The most notable changes occurred to the Commercial Building Interior and Tenant Improvement program to make it focused entirely on providing funding for projects that renovate or replace “essential building systems such as roofing, heating and cooling equipment and plumbing” to forestall disinvestment and blight through deferred maintenance. Notable deletions include:

- Fixed capital equipment at a minimum cost of \$3,000 to include stationary equipment such as kitchen equipment
- Room/space reconfiguration, wall relocations
- Electronic security systems
- Partial demolition of interior spaces made necessary for renovation or expansion

As noted in the opening section, these amendments caused the budget for several applications to be reduced and for two applications to be deemed ineligible for any funding because the entire projects involved reflooring their buildings.

The major amendment to the Commercial Site Improvement Grant program was to eliminate landscaping as an eligible expense. (A 2017 amendment reduced the amount of funding a project could receive for site improvements such as signage, paving and restriping parking, and lighting to no more than 25% of eligible costs.)

South St. Petersburg CRA Grant Evaluation System

Because CRA funding for the Commercial Matching Grant program is limited but with a high demand, City Administration created a competitive program designed to ensure that public funds are efficiently, equitably and transparently distributed to assist businesses and property owners in the revitalization of the CRA. This intent is implemented through the South St. Petersburg CRA Grant Review Committee and the CRA Grant Scoring and Evaluation System. The Review Committee is comprised of three City Council members from District 5, District 6 and District 7 as well as four members of the Citizen Advisory Committee of the South St. Petersburg CRA.

The scoring system, which is applied to all applications the City receives during a grant cycle, is tied to the goals of the South St. Petersburg Redevelopment Plan and weighs factors such as remedying blight, providing affordable housing, enhancing facades, bringing a building back into service and the location of a project on a major commercial corridor. Many of the criteria are simple “yes” or “no” questions while others may involve interpretation. To administer the

scoring system, staff creates a “summary sheet” for application that includes the amount requested, eligible project costs, project budget, applicant information and a preliminary score for each of the several dozen evaluation criteria. This preliminary score is for the Grant Review Committee to approve or differ with staff based on evidence.

In June 2021, City Council approved amendments to the Grant Evaluation System. The primary change includes the addition of criteria designed to implement the City’s “Healthy St. Pete” and “Health in All Policies” framework for decision making, including awarding scoring points to an application for:

- Certification as a “Healthier Together Certified Workplace”;
- Accepting as a healthcare provider Medicaid/Medicare or other low-cost services;
- Authorized vendor by the Supplemental Nutrition Program for “Women, Infants and Children” and/or a “healthy food retailer”;
- Improvements in indoor air quality including those reducing infectious disease transmission; and
- Remediation of asbestos contamination

The revisions also subtract points for applications associated with a fast-food restaurant that is part of a national restaurant chain or franchise operation. Points were also subtracted for applications that have the potential to create or exacerbate noise or odor pollution for adjoining property owners.

Overview of the 2021 CRA Matching Grant Applications

As mentioned above, thirty-six applications were submitted for projects initially valued at \$4.5 million with grant requests totaling \$674,244.¹ After reviewing the applications according to the eligible uses allowed in both Commercial Matching Grant staff reduced the total project value of these applications to \$2.088 million, with the applicants eligible for a total of \$556,248 in funding from the City. The data in Table 1 below reflect the eligible project costs and grant requests after the Committee’s evaluation and scoring of the applications.

Table 1 Commercial Matching Grant Applications by Program

Grant Program	#	Eligible Project Costs	Grant Request
Commercial Site Improvement	22	\$1,166,170	\$320,541
<i>North of 5th Avenue</i>	10	\$357,202	\$137,561
<i>South of 5th Avenue</i>	12	\$808,968	\$182,980
Commercial Interior and TI Grant	14	\$938,141	\$235,707
<i>North of 5th Avenue</i>	10	\$591,076	\$165,104
<i>South of 5th Avenue</i>	4	\$347,065	\$70,603
Total	36	\$2,104,312	\$556,248

¹ Note: Many applicants entered the total project value as the grant amount requested or overestimated that grant amount for which they are eligible. The grant request total above reflects the maximum amount that an applicant is eligible for under the Commercial Matching Grant program.

In terms of the geographical distribution of the 36 applications, sixteen of the total Commercial Matching Grant applications being reviewed by the GRC are located south of 5th Avenue South and represent 44 percent of the grant requests.² These percentages are well below what was submitted in the FY19 grant cycle, where 63 percent of the applications submitted – comprising 66 percent of the total grant funding request - were located south of 5th Avenue South. There were also seven applications submitted from the Grand Central district east of 31st St totaling \$81,543 in grant requests. Another nine applications from Central Avenue businesses west of 34th St were submitted with \$174,737 in funding requests.

Before turning to reviewing the final scoring and ranking, staff will elaborate on those eligible applications that have received prior CRA funding as well as those whose applications that remain eligible but had their total eligible project costs reduced by staff.

CRA Grant Application Characteristics

Table 2 below shows the geographic distribution of CRA commercial grant funding, both the Commercial Matching Grant and Commercial Revitalization programs. As can be seen, the geographic distribution of awards for commercial funding has varied significantly by grant cycle since the funding program was launched. The distribution of CRA funding across the two other revitalization pillars for South St. Petersburg – housing and workforce development – has concentrated on residents living south of 5th Avenue South, an area of the CRA that has not seen the sustained level of investment that the area north of 5th Avenue South has seen. In fact, over 95 percent of CRA funding for those two programs has been focused in the southern area. Combining the funding from all three pillars shows that 84 percent of funding going in the southern parts of the CRA.

Table 2. Distribution of TIF Investments in South St. Petersburg CRA (2016-2021)

	South of 5th Ave S		North of 5th Ave S		Total
	\$	% of Total	\$	% of Total	
Commercial	\$1,742,440	58%	\$1,273,528	42%	\$3,011,573
2016	\$439,972	77%	\$130,981	23%	\$570,953
2017	\$268,001	42%	\$376,220	58%	\$644,221
2019	\$597,459	68%	\$277,474	32%	\$874,933
2020	\$179,030	49%	\$186,188	51%	\$365,218
2021	\$253,583	46%	\$302,665	54%	\$556,248
Housing	\$4,511,029	99%	\$47,623	1%	\$4,558,652
Workforce	\$835,897	95%	\$42,590	5%	\$878,487
Total	\$7,084,971	84%	\$1,357,062	16%	\$8,448,712

² Since 2015, the aggregate property valuations south of 5th Avenue South have increased from 61% to 63% as a percentage of the total value of the CRA.

Current Applications that have Previously Received CRA Commercial Funding

Of the 36 applications being scored by the GRC, five of their associated properties have received CRA grants in one or more of the prior cycles in 2016, 2017, 2019 and 2020. Below provides an overview of the prior projects on these properties and an assessment of their overlap with the current applications. It is important to note that all of the improvements associated with the current funding requests can be clearly differentiated from the completed improvements from prior awards.

1. *(#1) 2001 2nd Avenue South (Brick Street Farms)* – Property was awarded \$13,316 to fund essentially the same project as being requested in the 2021 grant cycle. However, they never started the work for lack of resources to complete the work.
2. *(#20) 1011 22nd Street South (Boys and Girls Club)*– Property, which is a local historic landmark, received \$40,000 in funding in 2017 through the Commercial Site Improvement program for outdoor recreational furniture and equipment. In 2019, the Property received \$40,000 in funding through the Commercial Building Interior and Tenant Improvement program for replacement of its historic Quonset hut roof. In 2020, the Boys and Girls Club received \$40,000 funding for interior renovations including the repair and replacement of electric wiring, repairing stucco and partial floor replacement. All but one of these projects are separate from the current application. Since the GRC deemed “floor replacement” to be an eligible use to receive funding, staff will require the applicant to differentiate between the two projects to ensure no overlap.
3. *(#21 & #22) 4699 Central Avenue (Emery and Associates)* – Property was awarded \$40,000 in funding through both grant programs during the 2020 grant cycle. The 2020 interior work involved renovation work on the lobby, interior doors, and replacing floors. The proposed 2021 interior work by the applicant will provide solar panels, replace plumbing and an air purification system for the HVAC. There is no overlap between the two grant applications. The 2020 exterior work involved painting, landscaping, repairing signage, and replacing front entrance door. The 2021 exterior work involves resurfacing the parking lot, adding lighting, replacing railing for back stairs and repairing the colonnaded front.
4. *(#23, #27, #31, #34) 833 22nd Street South (Advantage Solutions)* – Property, which is a multitenant office building in the Deuces Live Main Street District, received \$20,466 in funding for two grants in the inaugural grant cycle in 2016. The work in 2016 involved primarily the tenant buildout of Advantage Solutions office space in the northernmost tenant space of the building (Suite 3). This included plumbing, electrical, HVAC and drywall. On the exterior of the building, the applicant added windows, two awnings (Suite 1 and Suite 3) as well as repairs to the roof. The 2021 work is split between Advantage Solutions, which owns the building, and the Deuces Live Main Street office. Advantage Solutions has submitted both an exterior and

interior grant for the entire building. The exterior grant involves adding exterior lighting and an awning to Suite 2 as well as pressure washing and painting the building. The interior grant will reroof the entire structure. The applications for Deuces Live involve adding a pergola to the rear of their office and tenant buildout of the Deuces portion of Suite 3 which involves adding plumbing and moving walls. None of these projects overlaps with earlier work approved for funding.

5. *(#35) 2800 26th Avenue South (Learning Empowered Academy at McCabe United Methodist Church)* – Property received 2020 CRA grant funding to replace flooring in its daycare center. The 2021 request is to reroof the daycare center, which does not overlap with the 2020 CRA grant award.

Committee Scoring of the CRA Matching Grant Applications

At its October 29, 2021, meeting the Committee reviewed the submitted applications, each of which were assigned a preliminary score from staff. The Committee scored each remaining eligible application individually and submitted their scores to staff for entry and tallying. The median value for the collective scores of the four attending members was used to arrive at the final Committee-recommended score for each application. The Committee deemed two applications, located at 2662 Central Avenue and 101 34th Street South, ineligible due to submitting substantially incomplete or unclear information. (The applicant for 2662 Central Avenue failed to respond to staff's request for information on submitting a request for funding of an HVAC unit when one was permitted in 2017.) Another three were denied by the Committee. The score for each application as well as their eligible award is in Table 3 on the following page:

Table 3. Order of Final Scoring for Applications to the FY21 Commercial Matching Grant Program

Score	Award	Legal Name of Business	Project Address(es)
80	\$16,495	Brick St Farms	2001 2nd Ave S
70	\$15,151	Zeraq, LLC	4265 Central Ave
70	\$25,000	Reed Roofing Company	2851 13th Ave S
65	\$20,000	Reed Roofing Company	2851 13th Ave S
60	\$20,000	Lowry & Obrochta Dentistry	4464 Central Ave
60	\$20,000	2828 Central LLC	2828 Central Ave
55	\$20,000	Advantage Insurance Solutions	833 22nd St S Suite C
50	\$21,000	Boys & Girls Clubs of the Suncoast	1011 22nd St. S
50	\$9,603	The Deuces Live, Inc.	833 22nd St S
47	\$11,000	Learning Empowered Academy at McCabe	2800 26th Ave S
45	\$18,365	All The Things St Pete LLC	4116 8th Ave S
45	\$20,000	Advantage Insurance Solutions	833 22nd St S
45	\$20,000	2828 Central LLC	2828 Central Ave
40	\$20,000	Lowry & Obrochta Dentistry	4464 Central Ave
40	\$20,000	GL S Shore LLC	2430 5th Ave S
35	\$2,200	Mazzz LLC	2950 Central Ave
35	\$9,818	Mazzz LLC	2950 Central Ave
35	\$2,509	O B Enterprises INC	1201 34th St S
35	\$20,000	Emery & Associates	4699 Central Ave
35	\$20,000	GL S Shore LLC	2430 5th Ave S
33	\$1,605	SP First LLC	3021/3023 Central Ave
30	\$19,409	St. Petersburg Opera Company	2145 1st Ave S
30	\$18,012	Rubber City, Inc.	2590 34th St. S
30	\$2,475	Spitfire Improv LLC	1920 1st Ave S
25	\$2,022	The Deuces Live, Inc.	833 22nd St S
20	\$19,635	Emery & Associates of St. Petersburg, Inc	4699 Central Ave
15	\$20,000	DTSP Holdings LLC.	2501 Central Ave
15	\$20,000	Hideaway Hills MHP LLC	3710 Central Ave
10	\$2,112	Hideaway Hills MHP LLC and HH20 LLC.	3959 Central Ave.
10	\$2,112	Hideaway Hills MHP and HH20 LLC.	3959 Central Ave
10	\$2,112	Hideaway Hills MHP LLC.	3710 Central Ave
<i>Grant Applications Denied or Deemed Ineligible by Grant Review Committee</i>			
		Kennedy Manhattan LLC	2753 5th Ave S
		Hideaway Hills MHP LLC	2616 Emerson Ave S
		Hideaway Hills MHP LLC.	2616 Emerson Ave S
		Bandit Coffee Co.	2662 Central Ave
		DTF Foods	101 34th St S

Recommendation

Administration recommends City Council approve the attached Resolution.

Attachment A Resolution and Exhibit A
Attachment B Summary sheet for each grant application

APPROVED BY:

/s/ Rick D. Smith for
Alan DeLisle
City Development Administration

Attachment A
Resolution and Exhibit A

RES. NO. 2021 - ____

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF ST. PETERSBURG APPROVING TAX INCREMENT FINANCING FUNDING IN AN AMOUNT NOT TO EXCEED \$440,634 FOR THIRTY-ONE FY21 APPLICANTS TO THE SOUTH ST. PETERSBURG COMMUNITY REDEVELOPMENT AREA (CRA) COMMERCIAL MATCHING GRANT PROGRAM IDENTIFIED IN EXHIBIT "A"; AUTHORIZING THE MAYOR, OR HIS DESIGNEE, TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE SAME; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of St. Petersburg City Council approved a Community Redevelopment Plan (Plan) for the South St. Petersburg Community Redevelopment Area (CRA) on May 21, 2015 (Ord. #169-H), which included establishment of a tax increment financing district and redevelopment trust fund for the entire 7.4-sq.mi. South St. Petersburg CRA; and

WHEREAS, the Pinellas County Board of County Commissioners approved the Plan on June 2, 2015 (Res. #15-48), delegated authority to the City of St. Petersburg to establish a redevelopment trust fund for the entire CRA, and approved on June 23, 2015, Ord. #15-27 establishing a redevelopment trust fund for the entire South St. Petersburg CRA and establishing FY2014 as the base year on which future increments in property values in the CRA will be based; and

WHEREAS, on February 4, 2016, City Council adopted Resolution 2016-47 approving *inter alia* the Commercial Site Improvement Grant program and the Commercial Building Interior and Tenant Improvement Grant program (collectively known as the "CRA Commercial Matching Grant Program") to be funded with tax increment financing from the South St. Petersburg Community Redevelopment Trust Fund in order to revitalize commercial corridors and provide access to capital for business and property owners; and

WHEREAS, the St. Petersburg City Council adopted Resolutions 2017-316 and 2018-614, which approved and refined the establishment of the Grant Review Committee for the South St. Petersburg Community Redevelopment Area and the scoring and evaluation system for reviewing CRA Commercial Matching Grant Program applications; and

WHEREAS, on October 1, 2020, City Council adopted Resolution 2020-402 approving the FY21 budget for the South St. Petersburg CRA Redevelopment District Fund, which *inter alia* identified \$440,634 for the Commercial Matching Grant program; and

WHEREAS, City Administration conducted extensive outreach prior to the September 10, 2021, application deadline to notify the public, property owners and business owners of the availability of the program; and

WHEREAS, between July 15, 2021, and September 9, 2021, Economic and Workforce Development staff held seven mandatory grant webinars dedicated to educating the public on the application requirements, as well as holding virtual office hours for eleven weeks during the grant cycle to provide one-on-one counseling for potential applicants; and

WHEREAS, thirty-six (36) applications to the CRA Commercial Matching Grant Program were submitted by the September 10, 2021, deadline seeking \$674,244 in grant funding for projects with an estimated construction value of \$4,524,979; and

WHEREAS, after preliminarily reviewing the applications and removing ineligible expenses from each, City Administration reduced the total eligible project costs to nearly \$2.1 million with the funding requested being reduced to \$556,248; and

WHEREAS, on October 29, 2021, the South St. Petersburg CRA Grant Review Committee ("Committee") met to evaluate and score the 36 CRA grant applications in accordance with the adopted scoring and evaluation system, and produced a final recommended priority list for funding; and

WHEREAS, the Committee voted to determine two CRA grant applications to be ineligible because of insufficient information and voted against funding for three other applications; and

WHEREAS, after removing the above five applications from consideration for funding, twenty-eight (28) CRA grant applications were deemed eligible for full funding which would total \$434,299 of the \$440,634 funding available in the CRA Commercial Matching Grant program for FY21 while three (3) applications were approved for partial funding and would divide the \$6,335 remaining in the CRA grant budget; and

WHEREAS, the Committee voted 5-0 to recommend to City Council that the thirty-one (31) CRA grant applications be funded according to the amounts identified in Exhibit A; and

WHEREAS, at its December 16, 2021, public meeting, the St. Petersburg Community Redevelopment Agency also recommended that the St. Petersburg City Council approve funding for thirty-one (31) FY21 CRA Commercial Matching Grant applications.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of St. Petersburg, Florida, that tax increment finance funding in an amount not to exceed \$440,634 for the thirty-one FY21 applicants to the South St. Petersburg Community Redevelopment Area Commercial Matching Grant program identified in Exhibit "A" is hereby approved; and authorizing the Mayor, or his designee, to execute all documents necessary to effectuate same.

This resolution shall become effective immediately upon its adoption.

Passed by St. Petersburg City Council in regular session on the 16th day of December 2021.

LEGAL:

APPROVED BY:

/s/ Michael Dema
City Attorney (Designee)

/s/ Rick D. Smith for
Alan DeLisle, Administrator
City Development Administration

Exhibit A

Scores and Award Amounts for the FY21 CRA Commercial Matching Grant
Applications

South St. Petersburg CRA

Exhibit A
Final Scoring Rank of FY 2021 Applicants
South St. Petersburg CRA Commercial Matching Grant Review Committee

Score	Award	Legal Name of Business	Project Address
80	\$16,495	Brick St Farms	2001 2nd Ave S
70	\$15,151	Zeraq, LLC	4265 Central Ave
70	\$25,000	Reed Roofing Company	2851 13th Ave S
65	\$20,000	Reed Roofing Company	2851 13th Ave S
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35	\$9,818	Mazzz LLC	2950 Central Ave
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20	\$19,635	Emery & Associates of St. Petersburg, Inc	4699 Central Ave
15	\$20,000	DTSP Holdings LLC.	2501 Central Ave
15	\$20,000	Hideaway Hills MHP LLC	3710 Central Ave
10	\$2,112	Hideaway Hills MHP LLC and HH20 LLC.	3959 Central Ave.
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10	\$2,112	Hideaway Hills MHP LLC.	3710 Central Ave
<i>Projects Denied or Deemed Ineligible by Grant Review Committee</i>			
-	-	Kennedy Manhattan LLC	2753 5th Ave S
-	-	Hideaway Hills MHP LLC	2616 Emerson Ave S
-	-	Hideaway Hills MHP LLC.	2616 Emerson Ave S
-	-	Bandit Coffee Co.	2662 Central Ave
-	-	DTF Foods	101 34th St S

Attachment B

Summary Sheets of FY21 Commercial Matching Grants

2021 Grant Applications

Commercial Matching Grant Programs

South St. Petersburg CRA

October 29, 2021



Final Application Scoring



File #01 (CSI)

2001 2nd Avenue S (Brick Street Farms)



Demolish existing fencing and install of new black aluminum/chain link see thru perimeter fencing. Install all new parking for cars, including ADA space, scooters, and bicycles; install new retail store-front awning; install architecturally appropriate external site perimeter lighting; and install dumpster enclosure to meet building requirements.

Total Eligible Project Costs: **\$20,610**

Total Eligible Grant Award: **\$10,305**

Final GRC Score: **80**

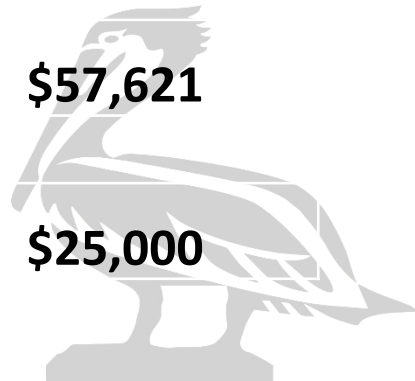


File #02 (CSI)

2001 2nd Avenue S (Brick Street Farms)



	Staff Calculation	With Bonus	25% of App Total
Total Minimum Costs Eligible for Max Award		\$50,000	\$39,892
Site Costs - 25% of eligible costs	\$3,747	\$12,500	\$39,892
New Retail Store Awning	\$11,976	\$11,976	\$11,976
Bike Racks	\$515	\$ 515	\$515
A+E Plans	\$2,498	\$5,000	\$5,560
Total Eligible Costs	\$18,736	\$29,991	\$52,383
Plus Contingency	\$1,874	\$2,999	\$5,238
Final Eligible Costs	\$20,610	\$ 32,990	\$57,621
Max Grant Award	\$10,305	\$16,495	\$25,000



File #3 (CSI)

4265 Central Ave (Zeraq LLC dba Husonics)

Replace two (2) doors and eighteen (18) windows with hurricane impact resistant products for a building located on Central Avenue west of 34th Street.



Total Eligible Project Costs:	\$30,302
Total Eligible Grant Award:	\$15,151
Final GRC Score:	70



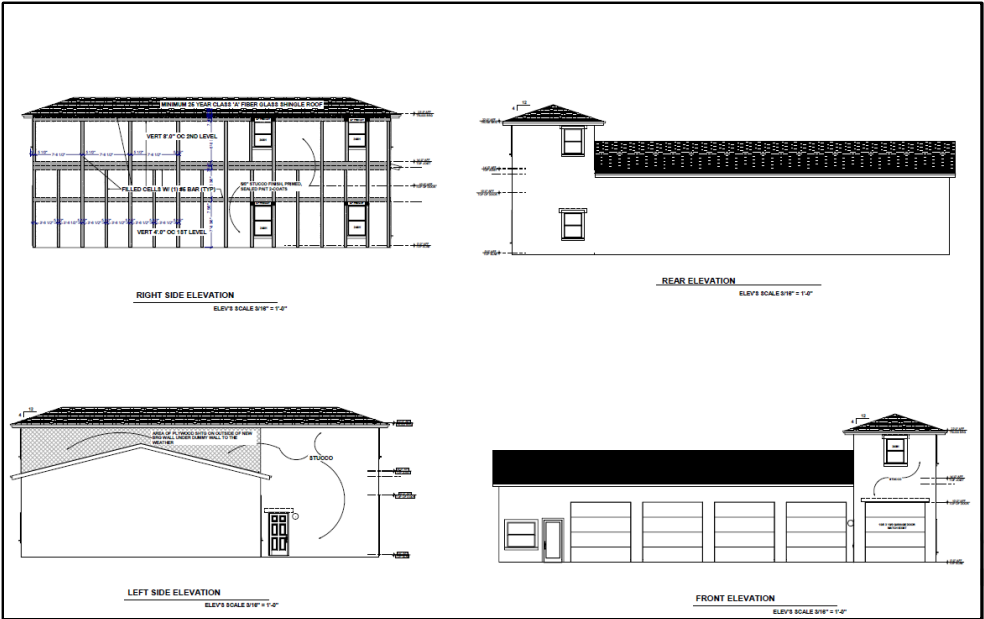
File #7 (CBTI)

2851 13th Avenue S(Reed Roofing Co.)



Applicant is proposing to construct an 840-SF addition to an existing 2,400-SF commercial space for a roofing and siding contractor. Applicant is also applying for the Commercial Site Improvement grant. The applicant is also a SBE contractor and is eligible for the \$5,000 SBE bonus award if his company or another SBE contractor completes the roofing work. SBE Contractor award is only available through the CBITI application.

Total Eligible Project Costs:	\$86,856
Total Eligible Grant Award:	\$25,000
Final GRC Score:	70



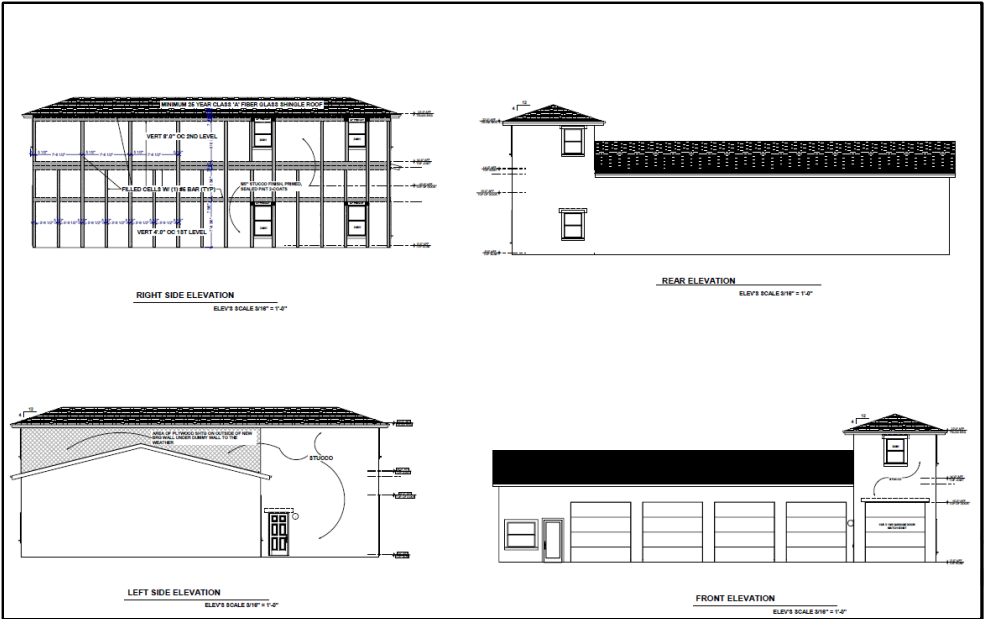
File #5 (CBTI)

2851 13th Avenue S(Reed Roofing Co.)



Applicant is proposing to construct an 840-SF addition to an existing 2,400-SF commercial space for a roofing and siding contractor. Applicant is also applying for the Commercial Building Interior grant. The applicant is also a SBE contractor and is eligible for the \$5,000 SBE bonus award if his company or another SBE contractor completes the roofing work. SBE Contractor award is only available through the CBITI application.

Total Eligible Project Costs:	\$78,947
Total Eligible Grant Award:	\$20,000
Final GRC Score:	65



File #29 (CBITI)

4464 Central Avenue (Lowry/Obrochta Dentistry)



Applicant is proposing a substantial renovation of a dental office on the Central Avenue corridor west of the Grand Central Main Street District. The total costs of the project will approach \$500,000 with the applicant also applying for a Commercial Site Improvement Grant. The work associated with the Commercial Building Interior grant includes installing new roofing, plumbing, electrical systems, electrical upgrades, gas and insulation.

Please note that in June 2021, City Council approved amendments to the “Commercial Building Interior and Tenant Improvement Grant Program” to make it focused on maintenance to critical building systems such as roofing, foundations, electrical, plumbing and HVAC systems. The amendments specifically removed as eligible improvements “fixed capital equipment ...to include stationary equipment such as kitchen equipment.” The amendments also removed as eligible costs “room and space reconfiguration.” The applicant’s request for funding for drywall, flooring, interior doors and trim, cabinets, countertops and glass is not permissible. These items have been identified in the attached budget.



Total Eligible Project Costs:	\$227,188
Total Eligible Grant Award:	\$20,000
Final GRC Score:	60



File #33 (CSI)

2828 Central Avenue (2828 Central Ave LLC)

Applicant is requesting grant funding to finish exterior of vacant building in the Grand Central Main District. Work includes replacing thirteen (13) windows and entry door, replacing approximately 1500 sq ft of stucco to match existing and paint the exterior. Applicant is also applying for the Commercial Building Interior and Tenant Improvement and requesting \$20,000 for that project as well.



Total Eligible Project Costs:	\$50,460
Total Eligible Grant Award:	\$20,000
Final GRC Score:	60



File #23 (CBIT)

833 22nd Street South (Advantage Insurance Solutions)

Applicant is requesting funding to re-roof the entire structure of a three-bay multitenant office building located on the Deuces Live Main Street District.

Total Eligible Project Costs: **\$45,895**

Total Eligible Grant Award: **\$20,000**

Final GRC Score: **55**



File #20 (CBTI)

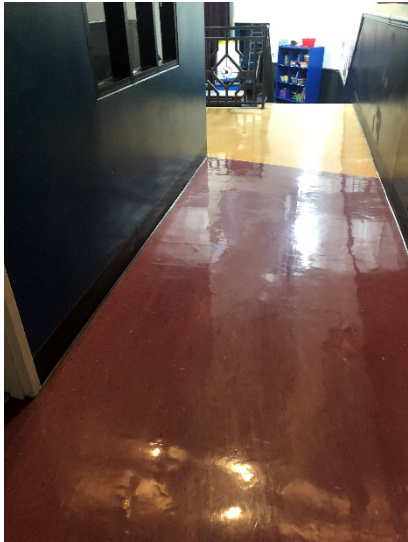
1011 22nd Street S (Boys and Girls Club of the Suncoast)



Applicant is proposing to install vinyl flooring to cover existing spaces. Currently, the building has a mixture of terrazzo flooring and concrete. The floor has not been replaced in ten years and needs upgrade to ensure the safety of youth that attend programming in the Royal Theater.



Total Eligible Project Costs:	\$42,000
Total Eligible Grant Award:	\$21,000
Final GRC Score:	50



File #34 (CBITI) 833 22nd Street South (Deuces Live Main Street Office)



Deuces Live is requesting funding to convert unfinished building space into an office/storage area to include a restroom for its office located on the Deuces Live Main Street District. Please note that in June 2021, City Council approved amendments to the “Commercial Building Interior and Tenant Improvement Grant Program” to make it focused on maintenance to critical building systems such as roofing, foundations, electrical, plumbing and HVAC systems. The amendments specifically removed as eligible improvements “fixed capital equipment ...to include stationary equipment such as kitchen equipment.” The amendments also removed as eligible costs “room and space reconfiguration.” The budget below on the next page shows the eligible costs that can get funded with the Commercial Building Interior program.



Total Eligible Project Costs:	\$19,206
Total Eligible Grant Award:	\$9,603
Final GRC Score:	50



File #35 (CBITI) 2800 26th Avenue South (Learning Empowered Academy at McCabe)

Applicant is requesting CRA funding to replace the roof on their childcare facility located in a building on the church grounds. As a faith-based organization and a day care provider, the applicant is subject to the following amendment to the Commercial Matching Grant program that City Council approved in June 2021.

Not-for-profit agencies that provide social services important to CRA residents such as childcare, education or workforce development to be tax exempt organizations under the requirements of the 26 U.S. Code 501. ...Faith-based organizations may apply for funding through the Commercial Matching Grant program to renovate facilities that provide services to the broader community, such as childcare, in a secular manner. Worship, religious instruction, proselytizing and similar activities conducted in these renovated facilities must be voluntary and privately funded.

The applicant meets the threshold criteria required by the amendments in being a tax exempt charitable organization and having an active daycare license with both the Early Learning Coalition and Florida Department of Children and Families.



Total Eligible Project Costs: **\$22,000**

Total Eligible Grant Award: **\$11,000**

Final GRC Score: **47**



File #17 (CSI)

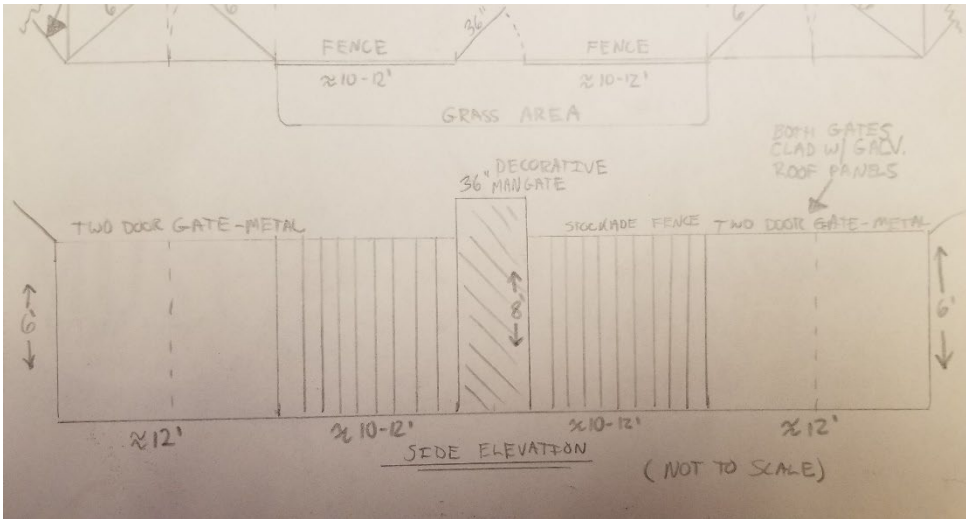
4116 8th Avenue S (All the Things St. Pete, LLC)



Applicant is seeking funding to improve the exterior of an industrial property in Childs Park to include the resurfacing of the outdoor parking lot; installation of a gate/fence and window upgrades to improve energy use. Note: project is subject to \$ limits on project elements related to site improvements that cannot exceed 25% of total. The applicant is also requesting a Grow Smarter Bonus award up to \$5,000 for operating as an arts studio. Both the applicant and her tenant are involved in the production of art through stained glass and ceramics. Note that the Maximum Grant Award cannot exceed 50 percent of the project so the bonus grant award for this application does not apply.



Total Eligible Project Costs:	\$36,729
Total Eligible Grant Award:	\$18,365
Final GRC Score:	45



File #27 (CSI)

833 22nd Street South (Advantage Insurance Solutions)

Applicant is requesting CRA funding to add awnings and lighting as well as pressure wash and paint a multi-tenant office building located on the Deuces Live Main Street District. The awning will go on the middle unit of the building.



Total Eligible Project Costs:	\$43,220
Total Eligible Grant Award:	\$20,000
Final GRC Score:	45



File #32 (CBITI)

2828 Central Avenue (2828 Central Ave LLC)

Applicant is requesting grant funding to finish interior of vacant building in the Grand Central Main District. Work includes upgrading HVAC, electrical service, providing insulation, reinforcing roof framing, and drywall. Note that drywall is not an eligible cost due to City Council amendments in June 2021 to the Commercial Building Interior grant program that among other items eliminated room and space reconfiguration as eligible expenses. The focus of this grant program is to extend the economic life of buildings in the CRA by helping fund maintenance of critical building systems.



Total Eligible Project Costs: **\$68,933**

Total Eligible Grant Award: **\$20,000**

Final GRC Score: **45**



File #24 (CSI)

4464 Central Avenue (Lowry/Obrochta Dentistry)

Applicant is proposing a substantial renovation of a dental office on the Central Avenue corridor west of the Grand Central Main Street District. The total costs of the project will approach \$500,000 with the applicant also applying for a Commercial Building Interior and Tenant Improvement Grant. The work associated with the Commercial Site Improvement grant includes installing new windows and trim, exterior doors, painting, brick and stonework on the exterior, and landscaping.



Total Eligible Project Costs:	\$118,375
Total Eligible Grant Award:	\$20,000
Final GRC Score:	40



File #25 (CBIT)

2430 5th Avenue S(GL South Shore LLC)

Applicant is requesting funding for the full renovation of a vacant 17,736 SF industrial structure located in the Warehouse Arts District. The work includes installation of a brand new fire sprinkler system as well as installation of water and sewer lines across the entirety of the building as well as new electric service and lighting throughout. The eaves will also be sealed. Please note that in June 2021, City Council approved amendments to the “Commercial Building Interior and Tenant Improvement Grant Program” to make it focused on maintenance to critical building systems such as roofing, foundations, electrical, plumbing and HVAC systems. The amendments specifically removed as eligible improvements “fixed capital equipment ...to include stationary equipment such as kitchen equipment.”

Total Eligible Project Costs:	\$244,859
Total Eligible Grant Award:	\$20,000
Final GRC Score:	40



File #4 (CSI)

2950 Central Avenue (Mazzzz LLC)



Applicant is resurfacing outdoor asphalt space to expand tables for its restaurant. Applicant is proposing to repair cracks and install synthetic turf to improve appearance and eliminate/reduce safety hazards. Note: the Commercial Site Improvement program will only fund improvements such as the one proposed by the applicant to be no more than 25 percent of the total eligible costs.

Total Eligible Project Costs:	\$4,400
Total Eligible Grant Award:	\$2,200
Final GRC Score:	35



File #6 (CSI)

2950 Central Avenue (Mazzzz LLC)



Applicant is requesting funding to replace two existing HVAC units with a 5-ton and 3.5 ton units as well as upgrade existing bar and cabinets for its restaurant in the Grand Central District. Please note that in June 2021, City Council approved amendments to the “Commercial Building Interior and Tenant Improvement Grant Program” to make it focused on maintenance to critical building systems such as roofing, foundations, electrical, plumbing and HVAC systems. The amendments specifically removed as eligible improvements “fixed capital equipment ...to include stationary equipment such as kitchen equipment.”

Total Eligible Project Costs:	\$19,635
Total Eligible Grant Award:	\$9,818
Final GRC Score:	35



File #13 (CSI)

1201 34h Street South (O B Enterprises)



Applicant is requesting CRA funding to re-surface their parking lot for an automotive use on 34th Street South. *Note: the Commercial Site Improvement Grant program limits site improvement features such as fencing, parking lots, dumpster enclosures, lighting and buffer walls to no more than 25 percent of eligible project costs.

Description	Estimates
Replacing asphalt for entire parking lot & curbing*	\$18,250
Eligible Site Improvement Costs	\$4,563
10% Contingency	\$456
Final Eligible Costs	\$5,019
Maximum Grant Award	\$2,509
Final GRC Score	35



File #22 (CBIT)

4699 Central Avenue (Emery and Associates of SP)

Applicant is proposing substantial renovations for an office located on Central Avenue west of 34th Street. The work includes adding solar panels to upgrade building for “green” electrical usage; replace sewer line to City tie-in, add air purification systems to the new HVAC system for indoor air quality and safety. In June 2021, City Council approved amendments to the “Commercial Building Interior and Tenant Improvement Grant Program” to make it focused on maintenance to critical building systems such as roofing, foundations, electrical, plumbing and HVAC systems. The amendments specifically removed as eligible improvements “fixed capital equipment ...to include stationary equipment such as kitchen equipment.”



Total Eligible Project Costs: **\$74,636**

Total Eligible Grant Award: **\$20,000**

Final GRC Score: **35**



File #28 (CSI)

2430 5th Avenue S (GL South Shore LLC)



The applicant is requesting funding for a substantial renovation of a vacant industrial building located in the Warehouse Arts District. There will be substantial renovation with significant upgrades to the building's façade and exterior entryways. The façade will be improved by seven 12-ft glass storefronts inclusive of two 12-ft glass roll up garage doors to create an indoor-outdoor environment. An additional 12-ft glass roll up garage door will be installed on the western side of the building. The building's platform will be improved with the installation of an ADA ramp, safety handrails throughout as well as a grand staircase. Along the western wall of the building, a new truck loading zone will be built to accommodate truck deliveries and a safe loading zone away from the pedestrian parking lot immediately north of the building.

Total Eligible Project Costs:	\$389,300
Total Eligible Grant Award:	\$20,000
Final GRC Score:	35



File #18 (CSI)

3021-23 Central Avenue (SP First LLC)



Applicant is requesting CRA funding to upgrade and improve exterior lighting at the front and back of the building located in the Grand Central Main Street District. The goal is to improve the security and aesthetics of the building.

Total Eligible Project Costs:	\$3,210
Total Eligible Grant Award:	\$1,605
Final GRC Score:	33



File #09 (CBIT)

2145 1st Ave S (St. Petersburg Opera Company)



Applicant is proposing to replace damaged flooring in its performance hall that occurred due to moisture intrusions during the COVID shutdown. The wood flooring will be replaced by moisture-resistant commercial vinyl flooring.



Total Eligible Project Costs:	\$38,818
Total Eligible Grant Award:	\$19,409
Final GRC Staff Score:	30



File #8 (CBTI)

2590 34th Street S (Rubber City)

The applicant, an automotive use on the 34th Street South corridor, is proposing to replace the roof of the office building and the awning as well as replacing the roofing located in the rear. In addition, the applicant proposes replacing the asphalt along with the curbing around the entire parking lot.

Note: the Commercial Site Improvement Grant program limits site improvement features such as fencing, parking lots, dumpster enclosures, lighting and buffer walls to no more than 25 percent of eligible project costs.



Total Eligible Project Costs: **\$36,025**
Total Eligible Grant Award: **\$18,012**
Final GRC Score: **30**



File #36 (CSI) 1920 1st Avenue South (Spitfire Improv LLC)

Applicant is requesting a CRA grant to fund a mural on the parking-lot-facing wall (east side) for Spitfire Comedy House located in the Grand Central District and Warehouse Arts District.

The applicant has requested a \$5,000 bonus for occupancy of the property as a “Grow Smarter” business for Creative Arts and Design. However, the bonus awards will only apply after the maximum grant award of \$20,000 has been reached. The potential award of \$2,475 falls below this maximum grant award.

Total Eligible Project Costs: **\$4,950**

Total Eligible Grant Award: **\$2,475**

Final GRC Score: **30**



File #31 (CSI)

833 22nd Street South (Deuces Live Main Street Office)

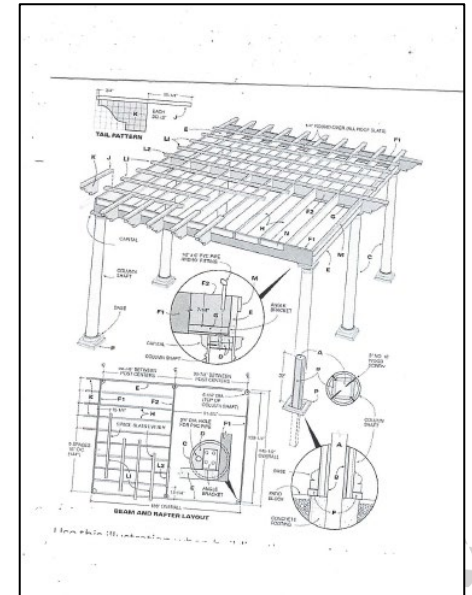
Deuces Live is requesting funding to construct a pergola to allow for outdoor events and workshops for its office located on the Deuces Live Main Street District. Note that the pergola is an eligible expense, however, it is considered a site improvement such as fencing, parking lot lighting, or monument signs, which features cannot collectively exceed more than 25 percent of the eligible project costs. Since the pergola is the entire project, the eligible costs that can be funded have been reduced to \$3,675, not including the contingency.



Total Eligible Project Costs: **\$4,044**

Total Eligible Grant Award: **\$2,022**

Final GRC Score: **25**



File #21 (CSI)

4699 Central Avenue (Emery and Associates of SP)



Applicant is proposing substantial exterior renovations for an office located on Central Avenue west of 34th Street. Restore front column pedestal bases; add awning on side entry door, replace side door and both back doors on 1st and 2nd floor; upgrade exterior lighting to LED, parking lot asphalt repair and seal coat with lot marking restriped, back exterior staircase railing replaced; 3 gates replaced to secure back courtyard area; masonry block wall filled in and courtyard wall restucco and painted. Note: project is subject to \$ limits on project elements related to site improvements that cannot exceed 25% of total.

Total Eligible Project Costs:	\$39,270
Total Eligible Grant Award:	\$19,635
Final GRC Score:	20



File #02 (CBITI)

2501 Central Ave (DTSP Holdings)

Install two new 10 ft. x 10 ft. roll-up doors as well as removal and installation of two 5-ton HVAC units for an existing restaurant in the Grand Central Main Street District.

Total Eligible Project Costs:	\$41,000
Total Eligible Grant Award:	\$20,000
Final GRC Score:	15



File #16 (CBIT)

3710 Central Avenue (Hideaway Hills MHP)

Applicant seeking CRA funding to Install 2 new 5-ton HVAC units with ductwork and install a new roof for a property located in the Central Avenue corridor west of Grand Central.

Total Eligible Project Costs:	\$45,000
Total Eligible Grant Award:	\$20,000
Final GRC Score:	15



File #15 (CSI)

3710 Central Avenue (Hideaway Hills MHP)

Applicant seeking CRA funding to install new matching storefront windows and entry doors in bronzed anodized aluminum, paint the building exterior and resurface the parking lot. four new garage doors and resurface parking lot. Note: based on program requirements, improvements such as resurfacing the parking lot cannot exceed 25% of the total project costs. In this instance, the parking lot project represents less than 25% of the \$43,000 total costs.

Total Eligible Project Costs:	\$43,000
Total Eligible Grant Award:	\$2,112
Final GRC Score:	10



File #12 (CBTI)

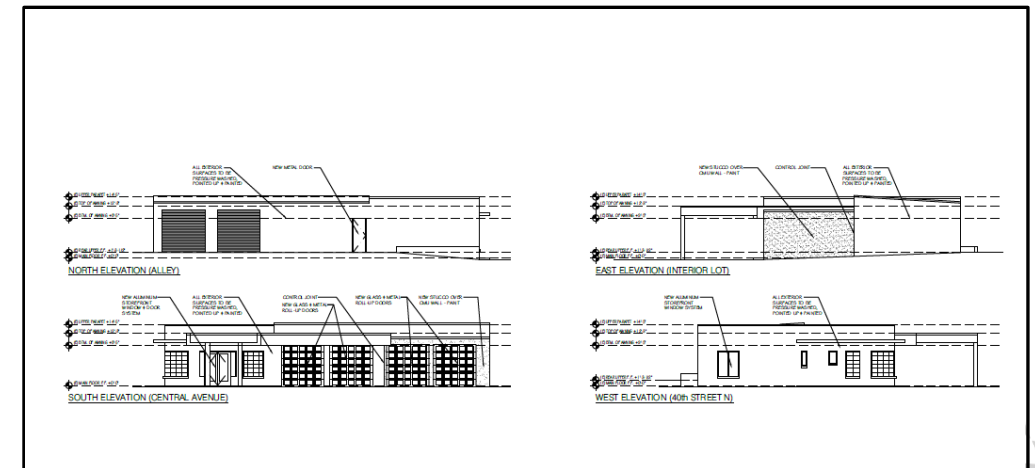
3959 Central Ave (Hideaway Hills/HH20 LLC)



Applicant requesting CRA funding to install new windows, new entry doors and install 2 new 5-ton HVAC units with ductwork for a vacant property located on Central Avenue west of 34th Street.



Total Eligible Project Costs:	\$44,300
Total Eligible Grant Award:	\$2,112
Final GRC Score:	10



File #14 (CSI)

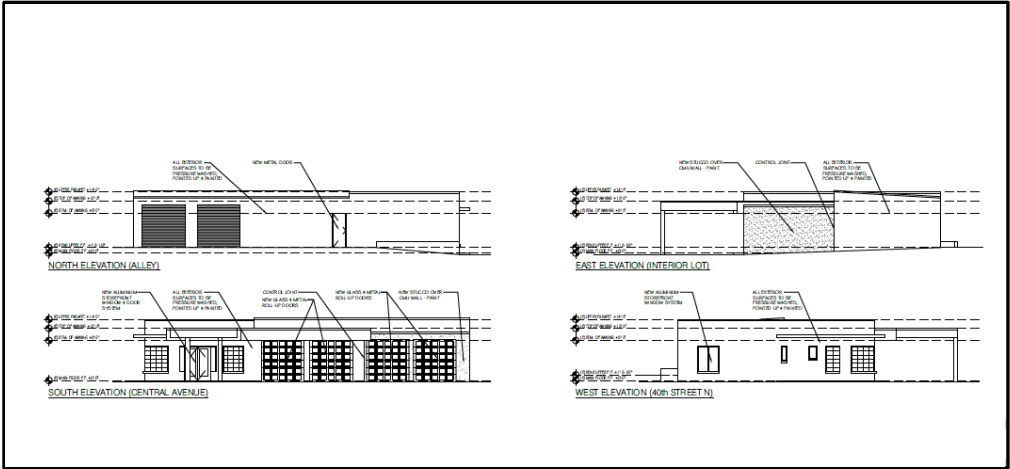
3959 Central Ave (Hideaway Hills/HH20 LLC)



Applicant requesting CRA funding to install four new garage doors and resurface parking lot for a vacant property located on Central Avenue west of 34th Street. Note: based on the Commercial Site Improvement Grant program requirements, site improvements such as resurfacing the parking lot cannot exceed 25% of the original total project costs, which in this instance equals \$10,750. Accordingly, the budget for the parking lot has been reduced by \$4,250



Total Eligible Project Costs:	\$42,625
Total Eligible Grant Award:	\$2,112
Final GRC Score:	10



Applications Denied or Deemed Ineligible by GRC



File #26 (CSI)

2662 Central Avenue (Bandit Coffee)



Applicant is requesting funding to install new HVAC as well as upgrade existing bar and cabinets for its restaurant in the Grand Central District. Please note that the property received building permit approval for a new HVAC in March 2017 (17–3000654). As of the completion of this summary, staff has not received information clarifying whether the project was completed. An update will be provided at the Grant Review Committee meeting on October 29th.

Please note that in June 2021, City Council approved amendments to the “Commercial Building Interior and Tenant Improvement Grant Program” to make it focused on maintenance to critical building systems such as roofing, foundations, electrical, plumbing and HVAC systems. The amendments specifically removed as eligible improvements “fixed capital equipment ...to include stationary equipment such as kitchen equipment.” The amendments also removed as eligible costs “room and space reconfiguration.” Consequently, the request for funds to upgrade existing bar and cabinets is not permissible.

Total Eligible Project Costs:	\$16,720
Total Eligible Grant Award:	\$8,360
Final GRC Score:	0



File #30 (CSI)

2753 5th Avenue S (Kennedy Manhattan LLC)



Applicant proposes to Install new pylon sign with electronic message center to be located on an existing pole sign for a convenience store located on 5th Avenue South. Note: the Commercial Site Improvement Grant program limits site improvement features such as fencing, parking lots, dumpster enclosures, lighting and buffer walls to no more than 25 percent of eligible project costs. Since the project consists entirely of the pole sign, the eligible costs have been reduced to 25% of the total budget of \$44,156 or \$11,039. In addition, in June 2021, City Council amended Commercial Site Improvement Grant program allow

national commercial franchises to receive funding through this grant program provided that at least 50 percent of the employees of the business are residents of the South St. Petersburg CRA. In addition, these employees must have been actively on payroll for at least six months and working at least 20 hours per week.

Please note that the applicant is an independent owner of the convenience store and not subject to the requirements of this provision.

Total Eligible Project Costs:	\$12,143
Total Eligible Grant Award:	\$6,072
Final GRC Score:	15



File #10 (CBITI)

2616 Emerson Avenue S (Hideaway Hills MHP LLC)

Applicant is requesting funding to install four (4) 2-ton HVAC units and re-roof an automotive use located in the Warehouse Arts District.

Total Eligible Project Costs: **\$41,000**

Total Eligible Grant Award: **\$20,000**

Final GRC Score: **5**



File #11 (CSI)

2616 Emerson Avenue S (Hideaway Hills MHP LLC)

Install four (4) new roll-up doors and install new entry doors and new lighting for building and parking lot for property located in the Warehouse Arts District. Note: the lighting for building and parking lot must not exceed 25% of the total eligible costs for the project. In this instance it is 12 percent of total costs.



Total Eligible Project Costs:	\$40,500
Total Eligible Grant Award:	\$20,000
Final GRC Score:	10



File #19 (CBITI)

101 34th Street S (DTF Foods)



Applicant is proposing to reconfigure space for a restaurant within an existing convenience store/automotive use with work to include adding partition walls, reflooring, interior demolition, wall finishes, fire security system and upgrades to HVAC, electrical and plumbing. Note: in June 2021, City Council approved amendments to the “Commercial Building Interior and Tenant Improvement Grant Program” to make it focused on maintenance to critical building systems such as roofing, foundations, electrical, plumbing and HVAC systems.

The application was substantially incomplete when submitted. Missing information included the \$35 application fee, current business tax certificate, and written consent from property owner to apply for the grant. Staff has reached out to the applicant several times unsuccessfully since the application deadline.

Total Eligible Project Costs: **\$15,034**

Total Eligible Grant Award: **\$7,517**

Final GRC Score: **0**

