

**ST. PETERSBURG CITY COUNCIL**

Meeting of May 2, 2019

**TO** The Honorable Charlie Gerdes, Chair, and Members of City Council

**SUBJECT** A Resolution by St. Petersburg City Council approving funding for five applications to the Intown Redevelopment Plan “Historic Rehabilitation and Conservation” grant program; approving a supplemental appropriation in the amount of \$806,112 from the unappropriated balance of the Downtown Redevelopment District Fund (1105), to the Economic and Workforce Development Department, Economic and Workforce development Division (375.2609) Historic Rehabilitation and Conservation Project (TBD); and providing an effective date.

**RECOMMENDATION** Administration recommends City Council approve the attached Resolution.

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**I. Request**

City Council **APPROVE** the following grant funding levels for five applications to the Intown Redevelopment Plan “Historic Rehabilitation and Conservation Grant Program.”

- Flori-de-Leon \$250,000
- Hotel Detroit \$110, 145
- Snell Arcade \$148,147
- State Theater \$250,000
- Green Richman Arcade \$47,820

The total award for the five grants is \$806,112 that will be funded from a \$1 million allocation for this inaugural round of grants. The program was budgeted \$5 million from the IRP Redevelopment Trust Fund. If the grant requests are approved \$4,193,888 will remain available in the trust fund for future rounds.

**II. Overview of Program**

The Historic Preservation and Conservation Grant Program was created as part of 2018 amendments to the Intown Redevelopment Plan. On August 2, 2018, St. Petersburg City Council approved Ordinance 333-H adopting amendments to the Intown Redevelopment Plan that increased by \$115 million - from \$117.354 million to \$232.354 million – the public improvements in the IRP redevelopment program that can be funded by tax increment financing. Included as part of the \$115 million increase was approval to use up to \$5 million in City and County TIF contributions to assist the

rehabilitation of historic properties east of 8<sup>th</sup> Street. The Pinellas County Board of County Commissioners approved the amendments on September 13, 2018.

To distribute the public funding equitably, City Council approved Resolution 2018-599, which adopted the Intown “Historic Rehabilitation and Conservation Program” (see Attachment 1). The hallmarks of the program include:

- City Council approval of all grant awards;
- Capping at \$250,000 cap on any individual grant award with no more than half of eligible costs being paid from City grant proceeds;
- Linking eligible and ineligible expenditures of the grant program to the City’s existing Ad Valorem Tax Exemption for Historic Properties program;
- Excluding grant applicants that have code enforcement liens or assessments or evidence of felony convictions;
- Allowing properties within Intown that that have been formally Determined Eligible for Listing on the St. Petersburg Historic Register by the Community Planning and Preservation Commission to participate in the program; and
- Requiring all grant awardees to designate their properties if they are not currently St. Petersburg Historic Landmarks to ensure future renovations are reviewed by the City in accordance with the historic preservation ordinance.

City Council also approved a scoring system to objectively evaluate and prioritize grant submittals. The scoring system includes the following elements:

- |  |                 |
|--|-----------------|
| • Historic Significance                          | up to 15 points |
| • Total Capital Investment                       | up to 10 points |
| • Investment in Rehabilitating Historic Features | up to 10 points |
| • Investment in Major Building Systems           | up to 20 points |
| • Affordable Housing                             | up to 10 points |
| • Funding Need                                   | up to 7 points  |
| • Location along Central Avenue Corridor         | 5 points        |
| • Small Storefront Width                         | 5 points        |
| • Current or Proposed Use                        | up to 7 points  |
| • Existing Local Business Tenant                 | 5 points        |

City Council also approved the creation of a Grant Review Committee (Committee) that would make the final determinations on property and project eligibility and scoring and make a recommendation to City Council on priority ranking. The Committee for this round of grants was made up of internal staff from the Economic and Workforce Development as well as Planning and Development, including those from Construction Services and Urban Planning and Historic Preservation.

### III. Overview of Submitted Grant Applications

On December 19, 2018, City Administration mailed a Notice of Funding Availability to all eligible historic properties within the Intown Redevelopment Area, announcing the deadline of February 8, 2019, and offering a workshop on the application at the Sunshine Center on January 10, 2019.

On the February 8, 2019, deadline, the City received the following applications:

Property	Address	Project Costs	Grant Request
Flori-de-Leon	130 4 <sup>th</sup> Ave N	\$847,460	\$250,000
Hotel Detroit	215 Central Ave	\$160,281-\$280,281	\$80,141-\$140,241
Snell Arcade	405 Central Ave	\$296,294	\$148,147
State Theater	687 Central Ave	\$678,500	\$250,000
Green Richman Arcade	689 Central Ave	\$40,899	\$20,499
<b>Total</b>		<b>\$2.02M to \$2.14M</b>	<b>\$748,787-\$808,887</b>

The owner of the Station House, located at 260 1<sup>st</sup> Avenue South, also submitted application. However, because the property is not currently a National or Local Register property and has not been determined eligible for listing on the St. Petersburg Historic Register, the Grant Review Committee deemed it ineligible for the grant.

The five applications are proposing the following work which will cost an estimated \$2 million in construction. You can access the complete submittals at [2019 IRP Historic Preservation Grant Applications](#).

1. **Flori-de-Leon.** Applicant proposes to renovate thirteen structurally compromised character-defining balconies. The project will involve removing deteriorated balcony slabs, repairing supporting steel structures, and installing new top coating for all balconies. In addition, the applicant will be weatherproofing the exterior through patching, caulking, re-stuccoing. Work will also involve replacing 54 existing 3-dimensional guardrails mounted on balconies with new ones and restoring 25 original two-dimensional balconette through cleaning, stripping and repainting.
2. **Hotel Detroit:** Applicant is proposing to restore balconies on the Hotel Detroit, repair/replace front entry gates as well as replace front entry doors. In addition, the proposal includes repairing the north wall adjacent to Janus Landing. The only project element to receive at least the required three construction bids concerned the balcony restoration. The rest were provided by one construction company with a range of costs identified below.
3. **Snell Arcade.** Applicant is proposing to reroof the third and 8<sup>th</sup> floor, repair masonry including deteriorated masonry joints, failing window sealants and glazed

terra cotta tile. In addition, the applicant is proposing to install a generator to keep constant power to elevators and emergency lights and systems as well as upgrading the fire alarm system.

4. **State Theater.** Applicant is proposing to restore storefront using modern and energy efficient materials for use as a multi-event venue. The doors and windows will be replaced and two additional doors added to the east and west archways. The knee walls and glass block will be removed at the arched storefronts and detailed cleaning/restoration of the gothic decorative elements on the façade. A significant investment will also be made to recreate the blade-style State Theater sign and marquee in art deco fashion. Major interior work includes special attention being paid to preserving the architectural elements of the ceiling and staircase from the 1949 design and restoration of the original balcony seating. Interior systems will be upgraded.
5. **Green Richman Arcade.** Project will involve reroofing of the entire Green-Richman Arcade, including the first and second floors. The applicant will be installing TPO (Thermoplastic Polyolefin) roofing with new flashing/coping system, and installing vents. (Note: the Grant Review Committee would also allow the applicant to increase the scope of work by adding a new HVAC and awning.)

#### IV. Scoring of Applications

On March 6, 2019, the IRP Grant Review Committee convened to review and score five eligible applications to the City of St. Petersburg's Intown "Historic Rehabilitation and Conservation Program". The five applications represented a combined grant request from the City of more than \$800,000.

After hearing presentations from the applicants and staff, the GRC scored each application according to nine criteria approved by City Council in November that would prioritize applications through a competitive process. The process yielded the following preliminary priority order:

Rank	Score	Property	Eligible Grant Award
1	49	Green Richman Arcade	\$20,499
2	47	State Theater	\$250,000
3	44	Snell Arcade	\$148,147
4	37	Hotel Detroit	\$140,141
5	30	Flori-de-Leon	\$250,000
<b>Total</b>			<b>\$808,787</b>

Because the State Theater, Snell Arcade and Hotel Detroit applications did not provide three estimates as required by the application process, the Committee offered each the opportunity to cure the deficiency. In addition, applicants for the Green Richman

Arcade, Snell Arcade and Hotel Detroit were offered the opportunity to present additional information to earn additional points. The Committee instructed all applicants to provide the additional information by **March 22, 2019, at 5:00 p.m.**

At the deadline, only the applicant for the Snell Arcade provided the additional two estimates for the terra cotta tile project (see the attachment to the application review sheet). The applicants for the Snell Arcade and Green Richman Arcade also provided information to document additional points their applications should receive.

The Green Richman applicant also submitted estimates for two projects (HVAC and awning) that were not included in their original grant submittal. The applicant requested the increase in project scope as he was unable to get the required three estimates for these additions by the original deadline and did not include them in the submittal.

With two applicants not submitting the required estimates, City Development Administration requested Construction Services and Permitting (CSP) to vet the estimates of the applications to ensure they were not unreasonable. CSP staff determined that “for the most part the estimates seem to be consistent with average costs we see in projects of this nature. Restoration projects of this kind are often highly contingent on the level of finishes proposed”.

Finally, the applicant for the State Theater submitted information from its general contractor documenting the increased estimated total costs of the project to \$683,637.

## **V. Grant Review Committee Recommendations**

On April 8, 2019, the Grant Review Committee reconvened to make final recommendations to City Council on application scoring and project eligibility as well as priority rankings. In consideration of the information submitted to the Committee after its March 6, 2019, meeting, the Committee made by unanimous vote the following recommendations:

1. Accept the original estimates from the Hotel Detroit and State Theater as a valid basis for determining funding awards based on evaluation of these estimates by staff from Construction Services and Permitting;
2. Certify the final scores for each application based on all information submitted by March 22<sup>nd</sup>;
3. Accept the request submitted by the Green Richman for an increase in the scope of work for its application from \$40,890 to \$95,640 based on additional estimates submitted on March 22<sup>nd</sup>;

4. Accept the additional costs submitted by the applicant of the State Theater documenting the estimated total costs of the project at \$683,637;
5. Approve full funding of Flori-de-Leon’s request for \$250,000 in IRP grant funding;
6. Approve a funding level of \$110,140 for the Hotel Detroit for the IRP grant funding. This is based on total eligible project costs of \$220,281 described as follows:
  - o \$75,781 for balcony repairs
  - o \$100,000 for repairing the north wall of the building
  - o \$20,000 for replacing the front entry gates
  - o \$25,000 for replacing the front entry doors
7. Require the Hotel Detroit applicant to complete the repairs to the balcony and wall before undertaking the latter two items as they are more historically important;
8. Allow the Hotel Detroit applicant to utilize the grant allowance for entry features (\$22,500) to supplement the wall repair if costs are greater than anticipated;
9. Approve full funding of Snell Arcade’s request for \$148,147 in IRP grant funding;
10. Approve a full funding level of \$250,000 for the State Theater; and
11. Approve full funding of Green Richman’s amended request for \$47,620 in IRP grant funding.

These recommendations yielded the following final priority list and eligible grant award funding.

Rank	Score	Property	Eligible Grant Award
1	59	Green Richman Arcade	\$47,820
2	47	State Theater	\$250,000
3	39	Snell Arcade	\$148,147
4	37	Hotel Detroit	\$110,145
5	30	Flori-de-Leon	\$250,000
<b>Total</b>			<b>\$806,112</b>

### VIII. Recommendation

Administration recommends City Council approve the attached Resolution.

Attachments: Resolution and Exhibits

A RESOLUTION BY THE ST. PETERSBURG CITY COUNCIL APPROVING FUNDING FOR FIVE APPLICATIONS TO THE INTOWN REDEVELOPMENT PLAN "HISTORIC REHABILITATION AND CONSERVATION" GRANT PROGRAM; APPROVING A SUPPLEMENTAL APPROPRIATION IN THE AMOUNT OF \$806,112 FROM THE UNAPPROPRIATED BALANCE OF THE DOWNTOWN REDEVELOPMENT DISTRICT FUND (1105), TO THE ECONOMIC AND WORKFORCE DEVELOPMENT DEPARTMENT, ECONOMIC AND WORKFORCE DEVELOPMENT DIVISION (375.2609) HISTORIC REHABILITATION AND CONSERVATION PROJECT (TBD); AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on August 2, 2018, St. Petersburg City Council approved Ordinance 333-H adopting amendments to the Intown Redevelopment Plan that increased by \$115 million - from \$117.354 million to \$232.354 million – the public improvements in the Intown Redevelopment Plan (IRP) redevelopment program that can be funded by tax increment financing (TIF); and

WHEREAS, Ordinance 333-H also allows the City of St. Petersburg to utilize up to \$5 million in City and Pinellas County TIF contributions to assist the rehabilitation of historic properties east of 8<sup>th</sup> Street; and

WHEREAS, the Pinellas County Board of County Commissioners approved the amendments on September 13, 2018; and

WHEREAS, to distribute the public funding equitably, City Council approved Resolution 2018-599, which adopted the Intown "Historic Rehabilitation and Conservation Program" the hallmarks of which include:

- City Council approval of all grant awards;
- Capping at \$250,000 cap on any individual grant award with no more than half of eligible costs being paid from City grant proceeds;
- Linking eligible and ineligible expenditures of the grant program to the City's existing Ad Valorem Tax Exemption for Historic Properties program;
- Excluding grant applicants that have code enforcement liens or assessments or evidence of felony convictions;
- Allowing properties within Intown that that have been formally Determined Eligible for Listing on the St. Petersburg Historic Register by the Community Planning and Preservation Commission to participate in the program; and

- Requiring all grant awardees to designate their properties if they are not currently St. Petersburg Historic Landmarks to ensure future renovations are reviewed by the City in accordance with the historic preservation ordinance.

WHEREAS, by approving the Intown “Historic Rehabilitation and Conservation Program” City Council also approved a scoring system and created a Grant Review Committee that would make determinations on property and project eligibility and scoring and make a recommendation to City Council on priority ranking;

WHEREAS, on December 19, 2018, City Administration mailed a Notice of Funding Availability to all eligible historic properties within the Intown Redevelopment Area, announcing a deadline of February 8, 2019, and offering a workshop on the application at the Sunshine Center on January 10, 2019;

WHEREAS, on the February 8, 2019, deadline, the City received the following six applications with grant requests totaling between \$829,287-\$889,387:

Flori-de-Leon	130 4 <sup>th</sup> Ave N	\$250,000
Hotel Detroit	215 Central Ave	\$80,141-\$140,241
Snell Arcade	405 Central Ave	\$148,147
State Theater	687 Central Ave	\$250,000
Green Richman Arcade	689 Central Ave	\$20,499
Station House	260 1 <sup>st</sup> Avenue South	\$80,500

WHEREAS, the Intown Historic Preservation Grant Committee (Committee) convened in a public meeting on March 8, 2019, to evaluate the grant applications;

WHEREAS, the Committee determined the Station House application was ineligible for grant funding because the property is not currently listed on either the National Register of Historic Places or the St. Petersburg Register property, is not a contributing property to a National Register or St. Petersburg Register historic district and has not been determined eligible for listing on the St. Petersburg Historic Register;

WHEREAS, after hearing presentations from the applicants and staff, the GRC scored each application according to the nine criteria approved by City Council in November that would prioritize applications through a competitive process. The process yielded the following preliminary priority order:

Rank	Score	Property
1	49	Green Richman Arcade
2	47	State Theater
3	44	Snell Arcade
4	37	Hotel Detroit
5	30	Flori-de-Leon

WHEREAS, because the State Theater, Snell Arcade and Hotel Detroit applications did not provide three estimates as required by the application process, the Committee offered each the opportunity to provide two more estimates by March 22, 2019;

WHEREAS, the Committee offered the applicants for the Green Richman Arcade, Snell Arcade and Hotel Detroit the opportunity to present additional information to earn additional points by close of business on March 22, 2019;

WHEREAS, at the March 22, 2019, deadline, only the applicant for the Snell Arcade provided the additional two estimates asked by the Committee, and the applicants for the Snell Arcade and Green Richman Arcade also provided information to document additional points their applications could potentially receive;

WHEREAS, with additional estimates not provided by the applicants for the State Theater and Hotel Detroit, City Development Administration requested the City of St. Petersburg's Construction Services and Permitting (CSP) to vet the estimates of the applications to ensure they were not unreasonable or inflated;

WHEREAS, CSP staff determined that "for the most part the estimates seem to be consistent with average costs we see in projects of this nature. Restoration projects of this kind are often highly contingent on the level of finishes proposed";

WHEREAS, the applicant for the State Theater submitted information from its general contractor documenting the increased estimated total costs of the project to \$683,637 that is reflected in its application; and

WHEREAS, on April 8, 2019, the Grant Review Committee reconvened to make final recommendations to City Council on application scoring, eligible project costs, project eligibility as well as priority rankings; and

WHEREAS, in consideration of the information submitted to the Committee after its March 6, 2019, meeting, the Committee made by unanimous vote the following recommendations:

1. Accept the original estimates from the Hotel Detroit and State Theater as a valid basis for determining funding awards based on evaluation of these estimates by staff from Construction Services and Permitting;
2. Certify the final scores for each application based on all information submitted by March 22<sup>nd</sup>;
3. Accept the request submitted by the Green Richman for an increase in the scope of work for its application from \$40,890 to \$95,640 based on additional estimates submitted on March 22<sup>nd</sup>;
4. Accept additional costs submitted by the applicant of the State Theater documenting the estimated total costs of the project at \$683,637;

5. Approve Flori-de-Leon’s request for \$250,000;
6. Approve a funding level of \$110,140 for the Hotel Detroit, based on total eligible project costs of \$220,281 described as follows:
  - o \$75,781 for balcony repairs
  - o \$100,000 for repairing the north wall of the building
  - o \$20,000 for replacing the front entry gates
  - o \$25,000 for replacing the front entry doors
7. Require the Hotel Detroit applicant to complete the repairs to the balcony and wall before undertaking the latter two items as they are more historically important;
8. Allow the Hotel Detroit applicant to utilize the grant allowance for entry features to supplement the wall repair if costs if necessary;
9. Approve the Snell Arcade’s request for \$148,147;
10. Approve the State Theater’s request for \$250,000; and
11. Approve full funding of Green Richman’s amended request for \$47,620 in IRP grant funding.

WHEREAS, the recommendations by the Committee yielded the following final priority list and eligible grant award funding; and

Rank	Score	Property	Eligible Grant Award
1	59	Green Richman Arcade	\$47,820
2	47	State Theater	\$250,000
3	39	Snell Arcade	\$148,147
4	37	Hotel Detroit	\$110,145
5	30	Flori-de-Leon	\$250,000
<b>Total</b>			<b>\$806,112</b>

WHEREAS, the St. Petersburg Community Redevelopment Agency recommends that City Council approve the following grant funding amounts totaling \$806,112 for five applicants to the Intown Redevelopment Plan “Historic Rehabilitation and Conservation Program”:

Green Richman Arcade	\$47,820
State Theater	\$250,000
Snell Arcade	\$148,147
Hotel Detroit	\$110,145
Flori-de-Leon	\$250,000

NOW, THEREFORE, BE IT RESOLVED By the City Council of the City of St. Petersburg, Florida, That the St. Petersburg City Council hereby approves the following grant

funding amounts totaling \$806,112 for five applicants to the Intown Redevelopment Plan "Historic Rehabilitation and Conservation Program":

Green Richman Arcade	\$47,820
State Theater	\$250,000
Snell Arcade	\$148,147
Hotel Detroit	\$110,145
Flori-de-Leon	\$250,000

BE IT FURTHER RESOLVED That there is hereby approved the following supplemental appropriation for FY19:

Downtown Redevelopment District (1105)

Economic and Workforce Development Department,  
Economic and Workforce Development Division

\$806,112

BE IT FURTHER RESOLVED That the Hotel Detroit applicant is required to complete repairs to the balcony and north wall before undertaking the repair and/or replacement of the entry gate and door as they are more historically important and is allowed to utilize the grant allowance for entry features to supplement the wall repair costs if necessary.

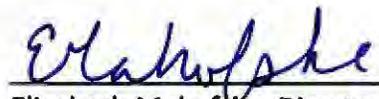
This resolution shall become effective immediately upon its adoption.

APPROVED AS TO FORM AND CONTENT:

APPROVED BY:

  
\_\_\_\_\_  
City Attorney (Designee)

  
\_\_\_\_\_  
Alan DeLisle  
City Development Administration

  
\_\_\_\_\_  
Elizabeth Makofske, Director  
Budget and Management

**Attachment 1**

Resolution 2018-599

**"Historic Rehabilitation and Conservation Grant Program"**

NO. 2018-599

A RESOLUTION BY ST. PETERSBURG CITY COUNCIL APPROVING THE PROPOSED "HISTORIC REHABILITATION AND CONSERVATION GRANT PROGRAM" FOR THE INTOWN REDEVELOPMENT PLAN; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, in 1981 and 1982 both the City of St. Petersburg, Florida ("City") and the Pinellas County, Florida ("County") approved certain resolutions and ordinances creating the Intown Redevelopment Area ("Area") located in St. Petersburg and approving the Intown Redevelopment Plan ("Plan") and the creation of a Redevelopment Trust Fund ("Fund") into which tax increment financing ("TIF") revenues have been appropriated and expended;

WHEREAS, TIF revenues are authorized to be expended for projects in the Area, including the financing or refinancing thereof, all as provided in Part III of Chapter 163;

WHEREAS, the Plan has been amended and its redevelopment budget increased from time to time since its adoption in 1982;

WHEREAS, on August 2, 2018, City Council adopted Ordinance 333-H which amended the Plan to increase TIF funding for projects identified in the Revised Table 2 of the Intown Redevelopment by \$115 million – from \$117.354 million to \$232.354 million;

WHEREAS, the increased TIF funding for projects identified in the Revised Table 2 will fund "Waterfront, Transit and Parking Improvements" east of 8<sup>th</sup> Street; "Rehabilitation and Conservation of Historic Resources" east of 8<sup>th</sup> Street; and "Redevelopment Infrastructure Improvements" west of 8<sup>th</sup> Street related to the redevelopment of the Tropicana Field site and its environs;

WHEREAS, on September 13, 2018, the Pinellas County Board of County Commissioners approved the amendments;

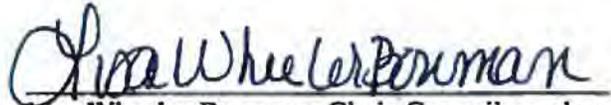
WHEREAS, the approved amendments to the Plan, *inter alia*, provide up to \$5 million in tax increment financing to fund rehabilitation and conservation of historic resources within Intown east of 8<sup>th</sup> Street;

WHEREAS, City Administration has created the IRP "Historic Rehabilitation and Conservation Grant Program" to equitably disburse funding for eligible property owners within Intown.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the proposed "Historic Rehabilitation and Conservation Grant Program" for the Intown Redevelopment Plan that is detailed in Exhibit A is hereby approved.

This resolution shall become effective immediately upon its adoption.

Adopted at a regular session of the City Council held on the 15th day of November,  
2018.

  
Lisa Wheeler-Bowman, Chair-Councilmember  
Presiding Officer of the City Council

ATTEST:   
Chan Srinivasa, City Clerk



# Historic Rehabilitation and Conservation Grant

## Intown Redevelopment Plan

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### Purpose

St. Petersburg has one of the oldest downtowns in the state of Florida and the rehabilitation and conservation of historic properties has shaped its economic development for the last forty years. In addition to the preservation of such landmarks as the Renaissance Vinoy, Snell Arcade, Kress Building, Mirror Lake High School, the Mirror Lake Library, the Coliseum and Lawn Bowling Club and Shuffleboard Courts, dozens of other smaller-scale historic preservation projects have helped preserve the unique architectural and local character of Downtown.

To maintain this distinctive quality of Downtown, in 2018 City Council approved up to \$5 million to the Intown Redevelopment Plan budget to support the continued rehabilitation and conservation of historic properties. See Attachment 1 for a map of the Intown Redevelopment Area.

This funding will be allocated to eligible properties defined below through a competitive grant process. City Council has found that the retention of a historic building is a substantial benefit to the health, prosperity, safety, welfare and economic well-being of the people. Preserving, protecting, perpetuating and using landmark sites and historic districts is promoted as public policy by the Historic Preservation Element of the Comprehensive Plan and implemented by the "Historic and Archaeological Preservation Overlay" of the City's zoning ordinance, which identifies St. Petersburg landmarks and outlines the regulatory process for their protection (see St. Petersburg's Land Development Regulations).

### Eligible Properties

Historic properties located within the Intown Redevelopment Area are eligible for the grant program (see Attachment 1). "Historic properties" are defined as those listed individually on the St. Petersburg Register of Historic Places (SPRHP) or National Register of Historic Places (NRHP), or contributing buildings in St. Petersburg or National Register districts. Currently, there is one historic district partially located within the Intown Redevelopment Area – the Downtown St. Petersburg National Register District that was designated in 2004. For a list of Intown properties currently individually listed on the St. Petersburg or National Register of Historic Places, see Attachment 2. (To identify specific properties deemed contributing to a St. Petersburg or National Register district, please contact Planning and Development Services at 727-892-5451.)

In addition, properties that were determined eligible in 2006 for listing on the SPRHP may also take advantage of the program. Attachment 3 lists the properties that are currently deemed potential St. Petersburg historic landmarks based on a Determination of Eligibility. Properties not currently listed individually on the St. Petersburg or National Register of Historic Places, may undergo a Determination of Eligibility by City Historic Preservation staff to determine if their properties are eligible for listing. However, to apply for the IRP historic preservation grant,

# Historic Rehabilitation and Conservation Grant

## Intown Redevelopment Plan

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a property must be formally deemed eligible for historic landmark listing by the Community Planning and Preservation Commission (CPPC), either as part of the 2006 group or by later action of the CPPC.

### Award Amount

Applicants are eligible for an award up to \$250,000 that will be reimbursable on issuance of a Certificate of Completion or Occupancy (depending on use) from the City of St. Petersburg's Construction Services and Permitting Division, and inspection and approval of the work by historic preservation staff. The City award will not exceed more than fifty percent (50%) of the total eligible project costs.

In addition to the grant award, awardee properties may be eligible for a Rehabilitation Ad Valorem Tax Exemption (property taxes), Rehabilitation Tax Credit (federal income taxes), and Florida Building Code Exemptions.

### Selection Process

Applications will be accepted on a rolling basis. The fall 2018 round of funding will total \$1,000,000 with amounts in future rounds dependent on available "pay-as-you-go" funding in successive fiscal years of the Intown Redevelopment Plan Redevelopment Trust Fund. It is expected that in future years a Notice of Funding Availability will be issued in the fall with applications accepted in the winter. Funding will not be available to pay for the awards until May in any given year.

City staff will review the applications through the scoring system identified in Attachment 4 below. The ranked applications will then be forwarded to City Council, which will make the final decision on the award(s).

### Post Award Review and Compliance

Awardees will be required to sign a grant agreement that stipulates their rights and responsibilities under the **Historic Rehabilitation and Conservation Grant**. In addition, a Certificate of Appropriateness review of interior and exterior work is required for all awardees. Awardees not listed on the St. Petersburg Register of Historic Places at the time of grant award must agree to be listed on the St. Petersburg Register to ensure that future work on the property is conducted consistent with the requirements of the historic preservation ordinance.

# Historic Rehabilitation and Conservation Grant

## Intown Redevelopment Plan

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### Eligible and Ineligible Costs (see Attachments 5 and 6)

The **Historic Rehabilitation and Conservation Grant** program is available to fund eligible exterior and interior improvements for commercial, residential, industrial and mixed-use projects within the Intown Redevelopment Area.

Any expenditure for a structural component of a building will qualify for the rehabilitation tax credit. Treasury Regulation 1.48-1(e)(2) defines structural components to include walls, partitions, floors, ceilings, permanent coverings such as paneling or tiling, windows and doors, components of central air conditioning or heating systems, plumbing and plumbing fixtures, electrical wiring and lighting fixtures, chimneys, stairs, escalators, elevators, sprinkling systems, fire escapes, and other components related to the operation or maintenance of the building. The City of St. Petersburg allows certain expenses that typically are not eligible for the Federal Tax Credit, but that are historically appropriate for retaining essential character of a historic building (as deemed appropriate by City staff).

In addition to the above named "hard costs", there are "soft costs" which may also qualify. These include construction period interest and taxes, architect and engineering fees, construction management costs, reasonable developer fees, and any other fees paid that would normally be charged to a capital account.

### Submittal Requirements

Applications are to be submitted in an 9"x12" envelope or larger with the project's name and location, and the applicant's name and address to the Economic and Workforce Development Department (or successor department) on the 9<sup>th</sup> Floor of the Municipal Service Building, which is located at 1 Fourth Street North, St. Petersburg, Florida, 33701.

Application packages must include the following information:

- Completed and signed application form
- \$35 application fee paid in check or money order
- Copy of current business tax certificate
- Submittal of appraisal conducted within the last year
- Confirmation that mortgage, property insurance and property tax payments are current and in good standing.
- Documentation of property ownership or written consent from property owner giving permission to conduct the identified improvements. (The property owner will be required to sign the Grant Agreement to assume responsibility for maintenance of improvements funded by the Grant.)
- Legal description and survey of project site

## Historic Rehabilitation and Conservation Grant Intown Redevelopment Plan

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- Proof that proposed use is consistent with the City's land development regulations. (E-mail [devrev@stpete.org](mailto:devrev@stpete.org) for a zoning letter.)
- Digital photographs of existing conditions of the project site
- Documentation of building's historic appearance – photographs, Sanborn Maps, etc. (Contact the City's historic preservation office to determine where to find information.)
- Written description of project improvements for which the grant funds are being requested and identification of historic elements that will be impacted
- Estimates from three contractors on the construction cost of the project to be funded with the historic preservation grant
- Sketches or conceptual drawings of improvements that will be funded by the Grant.

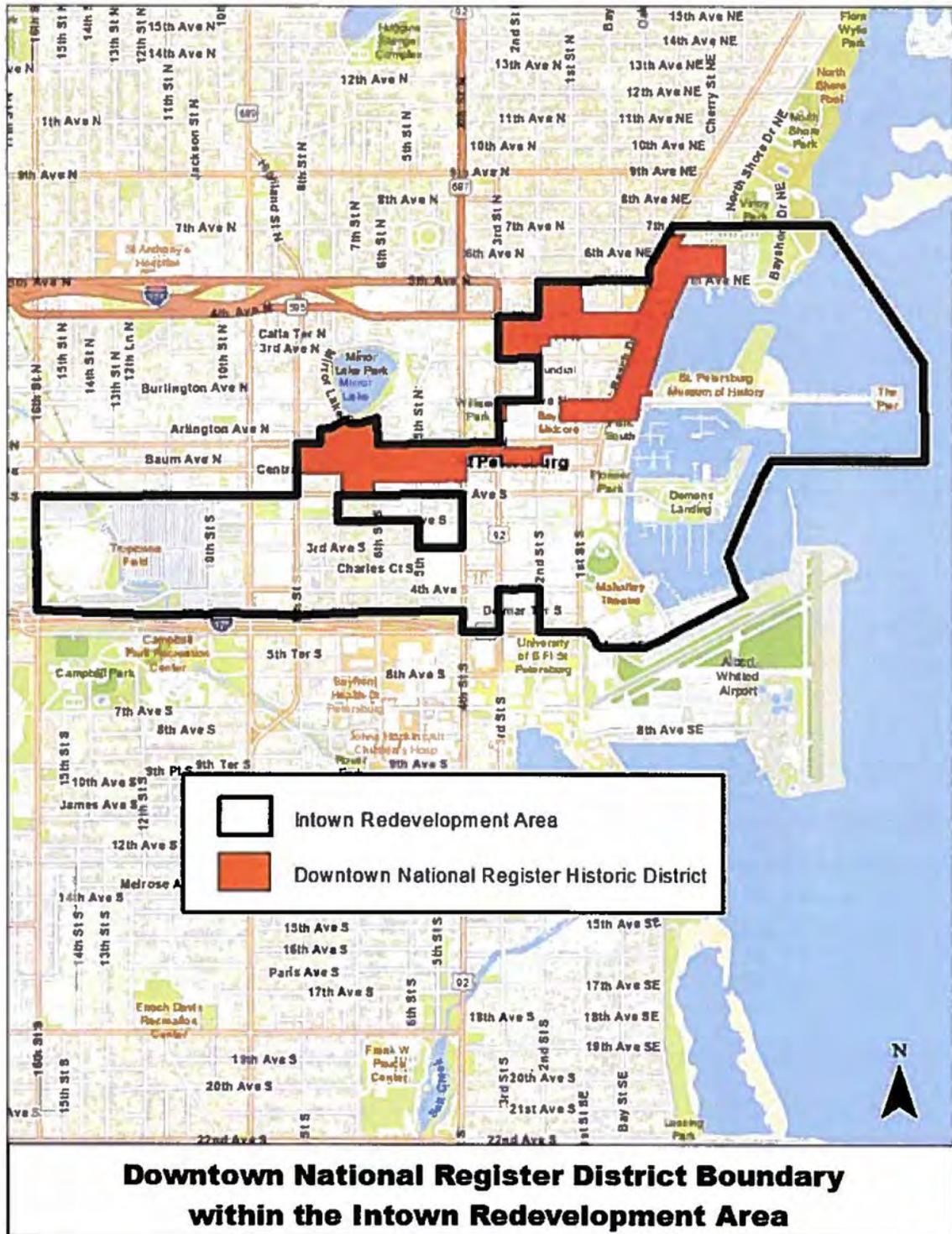
Failure to provide required information will delay the review and/or approval process with the potential for the application being declined.

Program applicants and their related interests, including officers in a corporation or investment partners, will be evaluated on the basis of their financial character and **are ineligible** for the IRP historic preservation grant program if any of the following criteria are met:

- a. Code enforcement liens
- b. Special assessment liens
- c. Pending judgment or foreclosure
- d. Felony conviction
- e. Mortgage payments three months in arrears
- f. Unpaid property taxes
- g. Unpaid property insurance
- h. Pending litigation on foreclosure

# Historic Rehabilitation and Conservation Grant Intown Redevelopment Plan

## Attachment 1 Intown Redevelopment Area



# Historic Rehabilitation and Conservation Grant Intown Redevelopment Plan

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## Attachment 2

Individually Designated Historic Properties Currently Eligible for Grant

<b>Address</b>	<b>Site</b>	<b>Listing</b>
76 4 <sup>th</sup> St N	U.S. Post Office	LR & NR
501 5 <sup>th</sup> Avenue NE	Vinoy Park Hotel	LR & NR
262 4 <sup>th</sup> Avenue N	Veillard House	LR & NR
405 Central Avenue	Snell Arcade	LR & NR
535 Central Avenue	Alexander Hotel	LR & NR
326 1 <sup>st</sup> Avenue N	Dennis/McCarthy Hotel	LR & NR
689 Central Avenue	Green Richman Arcade	LR & NR
475 Central Avenue	S.H. Kress Building and Co.	LR & NR
685-87 Central Avenue	State Theater	LR
136 4 <sup>th</sup> Avenue NE	Bay Gables	LR
130 4 <sup>th</sup> Avenue N	Flori-de-Leon	LR
336 1 <sup>st</sup> Avenue N	Women's Town Improvement Association	LR
556 Central Avenue	St. Petersburg Federal Savings and Loan	LR
201-215 Central Avenue	Detroit Hotel	LR
256 1 <sup>st</sup> Avenue N	Binnie-Bishop Hotel	LR
136 5 <sup>th</sup> Avenue N	Burnside House	LR
305 5 <sup>th</sup> Street S	Emerson Apartments	LR
335 2 <sup>nd</sup> Avenue NE	Comfort Station	LR
95 Central Avenue	Ponce de Leon Hotel	LR
340 Beach Drive NE	Lantern Lane	LR
15 8 <sup>th</sup> Street N	Harlan Hotel	LR

**"LR" = St. Petersburg Register of Historic Places**

**"NR" = National Register of Historic Places**

# Historic Rehabilitation and Conservation Grant Intown Redevelopment Plan

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## Attachment 3

Properties within Intown Determined Eligible for Designation as St. Petersburg Historic Landmarks

<b>Address</b>	<b>Site</b>	<b>Year Determined Eligible</b>
200 1 <sup>st</sup> Avenue N	Jannus Landing	2006
242 1 <sup>st</sup> Avenue N	Tamiami Hotel	2006
235 Central Avenue	St. James Hotel	2006
243-45 Central Avenue	St. Charles Hotel	2006
425-45 Central Avenue	Preston Hotel/Alden Hotel/ McCrory's	2006
449 Central Avenue	Florida Arcade	2006
465 Central Avenue	Lerner Stores	2006
483-99 1 <sup>st</sup> Street S	Waterfront Park Apartments Coop	2006
128 3 <sup>rd</sup> Street S	Fire Station #1	2006
33 6 <sup>th</sup> Street S	Marbleside/St. Petersburg Federal S&L	2006
341 3 <sup>rd</sup> Street N	Victoria Apartments	2006

# Historic Rehabilitation and Conservation Grant Intown Redevelopment Plan

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## Attachment 4 Grant Review Process

City staff will review the applications through the scoring system identified in Attachment 4 below. The ranked applications will then be forwarded to City Council, which will make the final decision on the award(s).

### ***Historic Significance***

Both National and Local Register Individual Listing	15 points
Local Register of Historic Places only	10 points
Properties Determined Eligible for LRHP	10 points
National Register of Historic Places only	5 points
Contributing Property to NR District only	1 point

### ***Capital Investment***

Construction value as a percentage of the appraised value of the property minus the land value

100 percent or more	10 points
75% to 99%	7 points
50% to 74.9%	5 points

### ***Investment in Rehabilitating Historic Exterior and Interior Features***

75 percent or more of total capital investment	10 points
50% to 74.9%	7 points
25% to 49.9%	5 points

### ***Investment in Major Building Systems to Extend Building Life***

Reroofing	5 points
Structural repairs/upgrades to roof, walls and/or foundation	5 points
HVAC Replacement	5 points
Electrical wiring and service upgrade	5 points

### ***Affordable Housing***

Defined as annual rents not exceeding 30 percent of the income of households at 120 percent or less than the area median income. (see annual Florida SHIP Guidelines that can linked to at <https://www.floridahousing.org/owners-and-managers/compliance/rent-limits>)

10 or more units created or rehabilitated	10 points
7 to 9 created or rehabilitated	7 points
3 to 6 created or rehabilitated	5 points

# Historic Rehabilitation and Conservation Grant

## Intown Redevelopment Plan

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### ***Award Request/Leverage Needed***

40% to 50% of total eligible project costs	7 points
30% to 39% of total eligible project costs	5 points
20% to 29% of total eligible project costs	3 points
<20% of total eligible project costs	0 points

### ***Location along Central Avenue Corridor***

(1<sup>st</sup> Avenues – from Beach Drive to 8<sup>th</sup> Street) 5 points

### ***Small Storefront Width***

Defined by the City of St. Petersburg “Storefront Conservation Corridor Plan” 5 points

### ***Current or Proposed Use<sup>1</sup>***

Grow Smarter Industry	7 points
Class A Office Space	7 points

### ***Existing Local Business Tenant***

Defined by the City of St. Petersburg “Storefront Conservation Corridor Plan” 5 points

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<sup>1</sup> “Use” will be determined by using the North American Industrial Classification System designations. If user is “proposed” then applicant must provide evidence of commitment to lease property upon project completion.

# Historic Rehabilitation and Conservation Grant

## Intown Redevelopment Plan

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### Attachment 5

#### Eligible Expenses for Grant

- Structure stabilization (repair/replacement of foundations, footers, load bearing walls, roofing systems)
- Room/space reconfiguration, wall relocations
- Plumbing, electrical and fire suppression systems
- Energy efficiency improvements (window upgrades, insulation, hot water heater, HVAC systems)
- Architectural and engineering fees as well as permitting and development review fees not to exceed 10 percent of the total eligible project cost
- Partial demolition of interior spaces made necessary for renovation or expansion
- Exterior painting, re-siding, and/or cleaning
- Masonry repairs
- Removal of architecturally inappropriate or incompatible exterior finishes and materials
- Restoration of significant architectural details or removal of materials that cover said architectural details
- Repair of exterior signage, including wall, window, hanging, and monument signs advertising the business name and identity
- Awnings and canopies installation or repair
- Doors and windows
- New roofing or roof repairs
- Demolition of obsolete accessory structures and partial demolition of exterior walls made necessary for renovation or expansion provided they receive COA approval prior to undertaking work
- Window and cornice flashing and repair
- Remediation of environmental contamination such as lead, petroleum or asbestos
- Equipment, mechanical and HVAC systems

# Historic Rehabilitation and Conservation Grant

## Intown Redevelopment Plan

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### Attachment 6

#### Ineligible Expenses for Grant

- Acquisition costs
- Appliances
- Cabinets (unless preserving 90% or more of the original design for any given room)
- Carpeting
- Decks (not part of original building design)
- Demolition costs (removal of a building or historic fabric on property site)
- Enlargement costs
- Fencing
- Feasibility studies
- Financing fees
- Furniture
- Landscaping
- Leasing Expenses
- Moving (building) costs (if part of acquisition)
- Outdoor lighting remote from building
- Parking lot, driveway
- Personnel expenses
- Paving
- Planters
- Porches (and enclosures) and Porticos (not part of original building)
- Retaining walls
- Security measures
- Sidewalks (except to preserve historic hex-block)
- Signage (except for costs associated with restoring historic signage)
- Storm sewer construction costs
- Utilities off-site
- Window treatments such as curtains and blinds (historic screens and original hardware are allowed as expense)

## **Attachment 2**

**Review of Submitted Estimates  
City of St. Petersburg Construction and Permitting Services**



April 10, 2019

**FROM:** Angie Phillips  
Plans Review Coordinator, Construction Services & Permitting

**TO:** Rick Smith  
Economic Development Manager

**RE:** Cost Estimate Review  
Intown Redevelopment Plan  
Historic Preservation and Conservation Grant

Rick,

Don Tyre asked me to review the cost estimates submitted for **Hotel Detroit**, **Snell Arcade**, and **Landmark Theater** for the subject Grant. Please find attached my review comments. For clarity, my comments are itemized in order with each project's *Estimated Cost of Renovation* for each *Feature*.

Please let me know if I may be of further assistance.



P.O. Box 2842  
St. Petersburg, FL 33731-2842  
T: 727-893-7171

## HOTEL DETROIT

PROJECT	COST ESTIMATE	COMMENTS
Restore balconies	\$72,281	<i>Average cost of labor and materials; replace / repair specialty ironwork</i>
Restore / replace front entry gates	\$15,000 - 20,000	<i>Average cost for custom gate replacement of this size</i>
Replace front entry doors	\$20,000 - 30,000	<i>Average cost for impact storefront system with hardware requirements</i>
Repair north wall adjacent to Janus Landing	\$50,000 - 150,000	<i>Unknown factors make this hard to determine, but could reach \$150,000 or more if interior repairs are necessary</i>
*Replace windows with more sound insulating values		<i>Average cost \$1250 per window for impact double hung windows. Will reduce sound transmission. *Double hung windows are a cheaper option as they allow windows to be caulked on outside from inside the unit vs single hung which requires a lift or "cherry picker" to seal/caulk.</i>

## SNELL ARCADE

PROJECT	COST ESTIMATE	COMMENTS
Reroof 3rd floor roof	\$24,700	<i>Average cost of labor and materials for roof / patio</i>
Reroof 8th floor roof	\$32,000	<i>Average cost of labor and materials for roof / patio / drainage</i>
Repair existing masonry conditions to include deteriorated joints	\$125,999	<i>Costs varies for repointing, but based on info provided, there will be a fair amount of scaffolding, lifts, and staging to perform necessary repairs. Estimate includes alternate work.</i>
Install 150 kw natural gas generator as a backup	\$71,794	<i>Average to high cost for 150kw generator with new natural gas pipe and electric to transfer switch. *Will existing 500 gallon deisel tank remain or be removed? Costs?</i>
Upgrade fire alarm system	\$42,200	<i>Average cost for alarm system upgrade. However, change orders seem likely and will drive this cost higher.</i>

## LANDMARK THEATER

PROJECT	COST ESTIMATE	COMMENTS
Restore storefront to reflect original design and 1949 retrofit	\$135,500	<i>Cost will vary, but seems average for extensive façade redesign with new storefront and structural retrofitting as necessary</i>
Cleanup and restore existing decorative elements as necessary	\$36,500	<i>Costs varies for repointing, but based on info provided the estimate seems fair.</i>
Restore signage and marquee to reflect blade sign	\$36,500	<i>Average to high cost for proposed signage and associated structural requirements, however, with custom signage and potentially unique structural issues due to historic nature of building, the higher cost may be justified.</i>
Restore and preserve original feel of lobby design and Grand Theater first floor	\$217,000	<i>Costs vary tremendously based on level of finishes.</i>
Repair and restore restroom facilities	\$87,000	<i>Average to high cost for new plumbing, fixtures and finishes. Cost will vary depending on level of finishes.</i>
Balcony restoration	\$127,500	<i>Costs vary tremendously based on level of finishes.</i>

**Attachment 3**

**Final Application Review by Grant Review Committee**

**Flori-de-Leon  
130 4<sup>th</sup> Avenue North**

**Final Application Overview**  
 2019 IRP Historic Preservation Grant Submission

<b>Total Project Costs: \$847,460</b>	<b>Eligible Project Costs: \$847,460</b>										
<b>Total Costs Proposed for Historic Features: \$847,460</b>											
<b>Grant Request: \$250,000</b>	<b>Maximum Grant Allowed: \$250,000</b>										
<b>Current Property Use: Multifamily Res.</b>	<b>Proposed Use: Multifamily Res.</b>										
<b>Project Description and Budget</b>											
<p>The Flori-de-Leon Apartments proposes</p> <ol style="list-style-type: none"> <li>1) Renovate the 13 most structurally compromised balconies that define its appearance and create community Will involve removing the deteriorated balcony slab, repairing supporting steel structures; replacing steel mesh slab supports; sloping balcony decks to remove water; and installing new top coating for all balconies.</li> <li>2) Weatherproof building exterior including walls and doors/windows through patching, caulking, re-stuccoing,</li> <li>3) Replace 54 existing 3-dimensional guardrails mounted on balconies with new ones. Restore 25 original two-dimensional balconette through cleaning, striping and repainting.</li> </ol>											
<table style="width: 100%; border: none;"> <thead> <tr> <th style="text-align: left;"><u>Project</u></th> <th style="text-align: right;"><u>Cost Estimate</u></th> </tr> </thead> <tbody> <tr> <td>1) Renovate 13 balconies</td> <td style="text-align: right;">\$369,460</td> </tr> <tr> <td>2) Weatherproof the building envelope</td> <td style="text-align: right;">\$228,000</td> </tr> <tr> <td>3) Replace 54 guardrails and restore 25 balconettes</td> <td style="text-align: right;">\$250,000</td> </tr> <tr> <td><b>Total Project Costs</b></td> <td style="text-align: right;"><b>\$847,460</b></td> </tr> </tbody> </table>		<u>Project</u>	<u>Cost Estimate</u>	1) Renovate 13 balconies	\$369,460	2) Weatherproof the building envelope	\$228,000	3) Replace 54 guardrails and restore 25 balconettes	\$250,000	<b>Total Project Costs</b>	<b>\$847,460</b>
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2) Weatherproof the building envelope	\$228,000										
3) Replace 54 guardrails and restore 25 balconettes	\$250,000										
<b>Total Project Costs</b>	<b>\$847,460</b>										

**Application Scoring Summary**

Final Results from April 8, 2019, Grant Review Committee Meeting

<b>Historic Significance</b>	<b>10</b>
<b>Capital Investment</b>	<b>0</b>
<b>Investment in Rehabilitating Historic Exterior/Interior Features</b>	<b>10</b>
<b>Investment in Major Building Systems to Extend Building Life</b>	<b>5</b>
<b>Affordable Housing</b>	<b>0</b>
<b>Award Request/Leverage Needed</b>	<b>5</b>
<b>Location along Central Avenue Corridor</b>	<b>0</b>
<b>Small Storefront Width</b>	<b>0</b>
<b>Current or Proposed Use</b>	<b>0</b>
<b>Existing Local Business Tenant</b>	<b>0</b>

<b>Total Application Score</b>	<b>30</b>
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**Flori-de-Leon**  
 130 4<sup>th</sup> Avenue North  
 2019IRP- #1

**Application Scoring Table**

<b><i>Historic Significance</i></b>	<b>10</b>										
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Both National and Local Register Individual Listing</td> <td style="text-align: right;">15 points</td> </tr> <tr> <td>Local Register of Historic Places only</td> <td style="text-align: right;">10 points</td> </tr> <tr> <td>Properties Determined Eligible for LRHP</td> <td style="text-align: right;">10 points</td> </tr> <tr> <td>National Register of Historic Places only</td> <td style="text-align: right;">5 points</td> </tr> <tr> <td>Contributing Property to NR District only</td> <td style="text-align: right;">1 point</td> </tr> </table>	Both National and Local Register Individual Listing	15 points	Local Register of Historic Places only	10 points	Properties Determined Eligible for LRHP	10 points	National Register of Historic Places only	5 points	Contributing Property to NR District only	1 point	
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<b><i>Capital Investment</i></b>	<b>0</b>										
<p>Construction value as a percentage of the appraised value of the property minus land value.</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">100 percent or more</td> <td style="text-align: right;">10 points</td> </tr> <tr> <td>75% to 99%</td> <td style="text-align: right;">7 points</td> </tr> <tr> <td>50% to 74.9%</td> <td style="text-align: right;">5 points</td> </tr> </table>		100 percent or more	10 points	75% to 99%	7 points	50% to 74.9%	5 points				
100 percent or more	10 points										
75% to 99%	7 points										
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<b>Comments/Notes:</b>											
<p>The appraisal submitted by the applicant was done in February 2017 for insurance purposes based on the replacement method, the value was determined to be \$14.5 million. This appraisal is too old based on the application submittal requirements. However, if this appraisal was to be used, the total project cost would be 6 percent of the value of the property. Zero points would be awarded</p>											
<b><i>Investment in Rehabilitating Historic Exterior and Interior Features</i></b>	<b>10</b>										
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">75 percent or more of total capital investment</td> <td style="text-align: right;">10 points</td> </tr> <tr> <td>50% to 74.9%</td> <td style="text-align: right;">7 points</td> </tr> <tr> <td>25% to 49.9%</td> <td style="text-align: right;">5 points</td> </tr> </table>	75 percent or more of total capital investment	10 points	50% to 74.9%	7 points	25% to 49.9%	5 points					
75 percent or more of total capital investment	10 points										
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25% to 49.9%	5 points										
<b>Comments/Notes:</b>											
<p>The proposed project cost exceeds \$840,000. The weatherproofing of the building envelope and the repair and/or replacement of the balconies are definitively investments in rehabilitating historic features. Collectively, these two projects add up to 70 percent of the project cost and result in a score of 7 points. If the remaining project, repairing 1950s era balconettes and guardrails, is deemed work on a historic feature by preservation staff then the applicant will get 10 points.</p>											

**Flori-de-Leon**  
 130 4<sup>th</sup> Avenue North  
 2019IRP- #1

<b><i>Investment in Major Building Systems to Extend Building Life</i></b>	<b>5</b>								
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Reroofing</td> <td style="text-align: right;">5 points</td> </tr> <tr> <td>Structural repairs/upgrades to roof, walls and/or foundation</td> <td style="text-align: right;">5 points</td> </tr> <tr> <td>HVAC Replacement</td> <td style="text-align: right;">5 points</td> </tr> <tr> <td>Electrical wiring and service upgrade</td> <td style="text-align: right;">5 points</td> </tr> </table>	Reroofing	5 points	Structural repairs/upgrades to roof, walls and/or foundation	5 points	HVAC Replacement	5 points	Electrical wiring and service upgrade	5 points	
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<b>Comments/Notes:</b>									
Weatherproofing is not a structural repair but it will prevent structural decline over time.									
<b><i>Affordable Housing</i></b>	<b>0</b>								
<p>"Affordable" is defined as annual rents not exceeding 30 percent of the income of households at 120 percent or less than the area median income. (see annual Florida SHIP Guidelines that can linked to at <a href="https://www.floridahousing.org/owners-and-managers/compliance/rent-limits">https://www.floridahousing.org/owners-and-managers/compliance/rent-limits</a>)</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">10 or more units created or rehabilitated</td> <td style="text-align: right;">10 points</td> </tr> <tr> <td>7 to 9 created or rehabilitated</td> <td style="text-align: right;">7 points</td> </tr> <tr> <td>3 to 6 created or rehabilitated</td> <td style="text-align: right;">5 points</td> </tr> </table>		10 or more units created or rehabilitated	10 points	7 to 9 created or rehabilitated	7 points	3 to 6 created or rehabilitated	5 points		
10 or more units created or rehabilitated	10 points								
7 to 9 created or rehabilitated	7 points								
3 to 6 created or rehabilitated	5 points								
<b>Comments/Notes:</b>									
Applicant has not provided evidence that any of the units are affordable. At any rate, no specific unit was being rehabilitated.									
<b><i>Award Request/Leverage Needed</i></b>	<b>5</b>								
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">40% to 50% of total eligible project costs</td> <td style="text-align: right;">7 points</td> </tr> <tr> <td>30% to 39% of total eligible project costs</td> <td style="text-align: right;">5 points</td> </tr> <tr> <td>20% to 29% of total eligible project costs</td> <td style="text-align: right;">3 points</td> </tr> <tr> <td>20% of total eligible project costs</td> <td style="text-align: right;">0 points</td> </tr> </table>	40% to 50% of total eligible project costs	7 points	30% to 39% of total eligible project costs	5 points	20% to 29% of total eligible project costs	3 points	20% of total eligible project costs	0 points	
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20% of total eligible project costs	0 points								
<b>Comments/Notes:</b>									
The award requested (\$250,000) represents 29.5% of the total project costs (\$847,460). Rounding up yields a 5-point score.									

**Flori-de-Leon**  
 130 4<sup>th</sup> Avenue North  
 2019IRP- #1

<b>Location along Central Avenue Corridor</b>	<b>0</b>
1 <sup>st</sup> Avenues – from Beach Drive to 8 <sup>th</sup> Street	5 points
<b>Comments/Notes:</b> Property is not located on Central Avenue.	
<b>Small Storefront Width along Central Avenue Corridor/Beach Drive</b>	<b>0</b>
Defined by the City of St. Petersburg "Storefront Conservation Corridor Plan"	5 points
<b>Comments/Notes:</b> Program only applies to commercial uses on Central Avenue corridor and Beach Drive.	
<b>Current or Proposed Use</b>	<b>0</b>
Grow Smarter Industry	7 points
Class A Office Space	7 points
<b>Comments/Notes:</b> The Grow Smarter Strategy is an economic development plan created in 2014 for St. Petersburg to enhance the city's competitive position and provide quality, diverse economic growth. To accomplish this, it focuses on growing businesses and workforce in the five following targeted sectors: Marine and Life Sciences, Data Analytics, Specialized Manufacturing, Creative Arts and Design, and Financial Services.  Criteria only applies to nonresidential uses.	
<b>Existing Local Business Tenant</b>	<b>0</b>
Defined by the City of St. Petersburg "Storefront Conservation Corridor Plan"	5 points
<b>Comments/Notes:</b> Program only applies to commercial uses on Central Avenue corridor and Beach Drive.	

**Attachment 4**

**Final Application Review by Grant Review Committee**

**Hotel Detroit  
215 Central Avenue**

## Final Application Overview

### 2019 IRP Historic Preservation Grant Submission

<b>Total Project Costs: \$220,281</b>	<b>Eligible Project Costs: \$75,281</b>																		
<b>Total Costs Proposed for Historic Features: Applicant identifies \$150,000 to \$225,000</b>																			
<b>Grant Request: \$110,145</b>	<b>Maximum Grant Allowed: \$250,000</b>																		
<b>Current Property Use: Residence/Retail</b>	<b>Proposed Use: Residence/Retail</b>																		
<b>Project Description and Budget</b>																			
<p>Applicant is proposing to restore balconies on the Hotel Detroit, repair/replace front entry gates as well as replace front entry doors. In addition, the proposal includes repairing the north wall adjacent to Janus Landing. The only project element to receive at least the required three construction bids concerned the balcony restoration. The rest were provided by one construction company with a range of costs identified below. (Note: the application also identified the need for soundproof windows but attached no cost estimates.)</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;"><u>Project</u></th> <th style="text-align: center;"><u>Original Cost Estimate</u></th> <th style="text-align: center;"><u>Committee Recommended Costs</u></th> </tr> </thead> <tbody> <tr> <td>Restore Balconies</td> <td style="text-align: center;">\$75,281</td> <td style="text-align: center;">\$75,281</td> </tr> <tr> <td>Repair/Replace front entry gates</td> <td style="text-align: center;">\$15,000 to \$25,000</td> <td style="text-align: center;">\$20,000</td> </tr> <tr> <td>Replace Front Entry Doors</td> <td style="text-align: center;">\$20,000 to \$30,000</td> <td style="text-align: center;">\$25,000</td> </tr> <tr> <td>Repair North Wall adjacent to Jannus Landing</td> <td style="text-align: center;">\$50,000 to \$150,000</td> <td style="text-align: center;">\$100,000</td> </tr> <tr> <td><b>Total Project Costs</b></td> <td style="text-align: center;"><b>\$160,281-\$280,281</b></td> <td style="text-align: center;"><b>\$220,281</b></td> </tr> </tbody> </table>		<u>Project</u>	<u>Original Cost Estimate</u>	<u>Committee Recommended Costs</u>	Restore Balconies	\$75,281	\$75,281	Repair/Replace front entry gates	\$15,000 to \$25,000	\$20,000	Replace Front Entry Doors	\$20,000 to \$30,000	\$25,000	Repair North Wall adjacent to Jannus Landing	\$50,000 to \$150,000	\$100,000	<b>Total Project Costs</b>	<b>\$160,281-\$280,281</b>	<b>\$220,281</b>
<u>Project</u>	<u>Original Cost Estimate</u>	<u>Committee Recommended Costs</u>																	
Restore Balconies	\$75,281	\$75,281																	
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Replace Front Entry Doors	\$20,000 to \$30,000	\$25,000																	
Repair North Wall adjacent to Jannus Landing	\$50,000 to \$150,000	\$100,000																	
<b>Total Project Costs</b>	<b>\$160,281-\$280,281</b>	<b>\$220,281</b>																	
<p>Construction and Permitting Services Department reviewed the estimates for the above items. It found that the range of costs provided for the entry features and repairing the north wall are reasonable and in line with costs it is observing. The Grant Review Committee recommended</p> <ol style="list-style-type: none"> <li>1) approve the midpoint of the range of the costs for replacing the front entry doors and repairing the north wall;</li> <li>2) require the applicant to complete the repairs on the balcony and the north wall before undertaking construction on the entry features; and</li> <li>3) allow the applicant to utilize the grant allowance for the entry features (\$22,500) to supplement the wall repair project if costs are greater than anticipated.</li> </ol>																			

**Application Scoring Summary**

Final Results from April 8, 2019, Grant Review Committee Meeting

<b>Historic Significance</b>	<b>10</b>
<b>Capital Investment</b>	<b>0</b>
<b>Investment in Rehabilitating Historic Exterior/Interior Features</b>	<b>10</b>
<b>Investment in Major Building Systems to Extend Building Life</b>	<b>5</b>
<b>Affordable Housing</b>	<b>0</b>
<b>Award Request/Leverage Needed</b>	<b>7</b>
<b>Location along Central Avenue Corridor</b>	<b>5</b>
<b>Small Storefront Width</b>	<b>0</b>
<b>Current or Proposed Use</b>	<b>0</b>
<b>Existing Local Business Tenant</b>	<b>0</b>
<b>Total Application Score</b>	<b>37</b>

**Hotel Detroit**  
215 Central Avenue  
2019IRP- #2

**Application Scoring Table**

<b><i>Historic Significance</i></b>	<b>10</b>										
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Both National and Local Register Individual Listing</td> <td style="text-align: right;">15 points</td> </tr> <tr> <td>Local Register of Historic Places only</td> <td style="text-align: right;">10 points</td> </tr> <tr> <td>Properties Determined Eligible for LRHP</td> <td style="text-align: right;">10 points</td> </tr> <tr> <td>National Register of Historic Places only</td> <td style="text-align: right;">5 points</td> </tr> <tr> <td>Contributing Property to NR District only</td> <td style="text-align: right;">1 point</td> </tr> </table>	Both National and Local Register Individual Listing	15 points	Local Register of Historic Places only	10 points	Properties Determined Eligible for LRHP	10 points	National Register of Historic Places only	5 points	Contributing Property to NR District only	1 point	
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Contributing Property to NR District only	1 point										
<b><i>Capital Investment</i></b>	<b>0</b>										
Construction value as a percentage of the appraised value of the property minus land value											
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100 percent or more	10 points										
75% to 99%	7 points										
50% to 74.9%	5 points										
<b>Comments/Notes:</b>											
<p>The applicant submitted an appraisal of \$3.1 million from 2002, which does not meet the application requirement of an appraisal conducted within one year of application. In addition, evaluating eligible points for this category is complicated by the imprecise cost estimates (\$185K to \$280k) available for most of the project. However, even accepting the imprecise cost range and the old appraisal, the project costs would range between 6% and 9% of the appraisal and would not yield any points.</p>											
<b><i>Investment in Rehabilitating Historic Exterior and Interior Features</i></b>	<b>10</b>										
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">75 percent or more of total capital investment</td> <td style="text-align: right;">10 points</td> </tr> <tr> <td>50% to 74.9%</td> <td style="text-align: right;">7 points</td> </tr> <tr> <td>25% to 49.9%</td> <td style="text-align: right;">5 points</td> </tr> </table>	75 percent or more of total capital investment	10 points	50% to 74.9%	7 points	25% to 49.9%	5 points					
75 percent or more of total capital investment	10 points										
50% to 74.9%	7 points										
25% to 49.9%	5 points										
<b>Comments/Notes:</b>											
<p>Again, the range of project cost estimates complicate scoring for this category. The one acceptable project estimate - the \$75,281 for the balconies – would be considered an investment in rehabilitating historic exterior and interior features. If it gets divided into the one eligible cost \$75,281, then it should be given a score of 10. If the balconies get divided into the cost range of \$185,281 to \$280,281, wherein the percentages range between 27% to 41%, then the project should be given a score of 5.</p> <p>With the validation by Construction Services of the estimated construction costs for the north wall and entry features, the applicant will be expending nearly 80 percent of the project on historic features (the balcony and north wall). Therefore, the score for this criterion should be increased to 10 points.</p>											

## Hotel Detroit

215 Central Avenue

2019IRP- #2

<b>Investment in Major Building Systems to Extend Building Life</b>	<b>5</b>								
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Reroofing</td> <td style="text-align: right;">5 points</td> </tr> <tr> <td>Structural repairs/upgrades to roof, walls and/or foundation</td> <td style="text-align: right;">5 points</td> </tr> <tr> <td>HVAC Replacement</td> <td style="text-align: right;">5 points</td> </tr> <tr> <td>Electrical wiring and service upgrade</td> <td style="text-align: right;">5 points</td> </tr> </table>	Reroofing	5 points	Structural repairs/upgrades to roof, walls and/or foundation	5 points	HVAC Replacement	5 points	Electrical wiring and service upgrade	5 points	
Reroofing	5 points								
Structural repairs/upgrades to roof, walls and/or foundation	5 points								
HVAC Replacement	5 points								
Electrical wiring and service upgrade	5 points								
<b>Comments/Notes:</b>									
<p>The documentable portions of the project (i.e., balconies) do not involve investment in major systems. With the addition of the north wall repair, the applicant does receive a score of 5 points</p>									
<b>Affordable Housing</b>	<b>0</b>								
<p>"Affordable" is defined as annual rents not exceeding 30 percent of the income of households at 120 percent or less than the area median income. (see annual Florida SHIP Guidelines that can linked to at <a href="https://www.floridahousing.org/owners-and-managers/compliance/rent-limits">https://www.floridahousing.org/owners-and-managers/compliance/rent-limits</a>)</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">10 or more units created or rehabilitated</td> <td style="text-align: right;">10 points</td> </tr> <tr> <td>7 to 9 created or rehabilitated</td> <td style="text-align: right;">7 points</td> </tr> <tr> <td>3 to 6 created or rehabilitated</td> <td style="text-align: right;">5 points</td> </tr> </table>		10 or more units created or rehabilitated	10 points	7 to 9 created or rehabilitated	7 points	3 to 6 created or rehabilitated	5 points		
10 or more units created or rehabilitated	10 points								
7 to 9 created or rehabilitated	7 points								
3 to 6 created or rehabilitated	5 points								
<b>Comments/Notes:</b>									
<p>The proposal is not creating or rehabilitating affordable housing.</p>									
<b>Award Request/Leverage Needed</b>	<b>7</b>								
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">40% to 50% of total eligible project costs</td> <td style="text-align: right;">7 points</td> </tr> <tr> <td>30% to 39% of total eligible project costs</td> <td style="text-align: right;">5 points</td> </tr> <tr> <td>20% to 29% of total eligible project costs</td> <td style="text-align: right;">3 points</td> </tr> <tr> <td>20% of total eligible project costs</td> <td style="text-align: right;">0 points</td> </tr> </table>	40% to 50% of total eligible project costs	7 points	30% to 39% of total eligible project costs	5 points	20% to 29% of total eligible project costs	3 points	20% of total eligible project costs	0 points	
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30% to 39% of total eligible project costs	5 points								
20% to 29% of total eligible project costs	3 points								
20% of total eligible project costs	0 points								
<b>Comments/Notes:</b>									
<p>Scoring this criterion was complicated initially by several considerations. First, the applicant does not identify their award request, only "50% of eligible costs." Also, the range of project cost estimates complicated scoring for this category. If the balconies were deemed the only eligible project cost (at \$75,281) then the applicant could potentially receive \$37,640 in grant funding. Therefore, this amount would be eligible for a score of 7 points.</p> <p>However, with the validation by Construction Services of the estimated construction costs for the north wall and entry features and the recommendation of the Review Committee to accept the midpoint of estimate ranges , the entire scope of work proposed by the applicant is eligible for grant funding. The award request for this scope of work is still 50% of eligible costs so no change in points.</p>									

## Hotel Detroit

215 Central Avenue

2019IRP- #2

<b><i>Location along Central Avenue Corridor</i></b>	<b>5</b>
1 <sup>st</sup> Avenues – from Beach Drive to 8 <sup>th</sup> Street	5 points
<b>Comments/Notes:</b>  Property is located along Central Avenue.	
<b><i>Small Storefront Width along Central Avenue Corridor/Beach Drive</i></b>	<b>0</b>
Defined by the City of St. Petersburg “Storefront Conservation Corridor Plan” 5 points	
<b>Comments/Notes:</b>  “Small” storefront width is defined by the “Storefront Conservation Corridor Plan” as 20 feet or less. The commercial spaces occupied by Caddy’s and the former Detroit Liquors are 83 feet and 40 feet wide respectively.	
<b><i>Current or Proposed Use</i></b>	<b>0</b>
Grow Smarter Industry	7 points
Class A Office Space	7 points
<b>Comments/Notes:</b>  The Grow Smarter Strategy is an economic development plan created in 2014 for St. Petersburg to enhance the city’s competitive position and provide quality, diverse economic growth. To accomplish this, it focuses on growing businesses and workforce in the five following targeted sectors: Marine and Life Sciences, Data Analytics, Specialized Manufacturing, Creative Arts and Design, and Financial Services.  The project has 24 private residences and five commercial units that operate as restaurants and bars. None of those uses qualify as a Grow Smarter industry or are eligible for points as Class A Office space.	

**Hotel Detroit**  
215 Central Avenue  
2019IRP- #2

<b><i>Existing Local Business Tenant</i></b>	<b>0</b>
Defined by the City of St. Petersburg "Storefront Conservation Corridor Plan" 5 points	
<b>Comments/Notes:</b>  The applicant provided no information by March 22 <sup>nd</sup> to identify compliance.	

**Attachment 5**

**Final Application Review by Grant Review Committee**

**Snell Arcade  
405 Central Avenue**

**Final Application Overview**  
 2019 IRP Historic Preservation Grant Submission

<b>Total Project Costs: \$296,294</b>	<b>Eligible Project Costs: \$296,294</b>														
<b>Total Costs Proposed for Historic Features: \$182,299</b>															
<b>Grant Request: \$148,147</b>	<b>Maximum Grant Allowed: \$250,000</b>														
<b>Current Property Use: MF/Office/Retail</b>	<b>Proposed Use: MF/Office/Retail</b>														
<b>Project Description and Budget</b>															
<p>Project includes the following elements:</p> <p>Note: Estimates for #s 3 and 4 are from 2014 and 2016.</p> <ol style="list-style-type: none"> <li>1. Reroof third-floor roof that doubles as a patio deck for residents on this floor.</li> <li>2. Reroof 8<sup>th</sup> floor roof</li> <li>3. Repair masonry – includes deteriorated masonry joints, rusting window lintels, failing window sealants, and damaged glazed terracotta.</li> <li>4. Install natural gas 150 kw generator to be used as backup when power goes off. This will supply power to life safety systems such as elevators, emergency lights and systems. Proposal will eliminate current diesel storage tank.</li> <li>5. Upgrade fire alarm system with new EST3 fire alarm panel with voice evacuation and firefighter phone systems.</li> </ol>															
<table style="width: 100%; border: none;"> <thead> <tr> <th style="text-align: left;"><u>Project</u></th> <th style="text-align: right;"><u>Cost Estimate</u></th> </tr> </thead> <tbody> <tr> <td>Reroof 3<sup>rd</sup> floor roof</td> <td style="text-align: right;">\$24,700</td> </tr> <tr> <td>Reroof 8<sup>th</sup> floor roof</td> <td style="text-align: right;">\$32,000</td> </tr> <tr> <td>Repair existing masonry conditions to include deteriorated joints,</td> <td style="text-align: right;">\$125,999</td> </tr> <tr> <td>Install 150 kw natural gas generator as a backup</td> <td style="text-align: right;">\$71,794</td> </tr> <tr> <td>Upgrade fire alarm system</td> <td style="text-align: right;">\$42,200</td> </tr> <tr> <td><b>Total Project Costs</b></td> <td style="text-align: right;"><b>\$296,693</b></td> </tr> </tbody> </table>		<u>Project</u>	<u>Cost Estimate</u>	Reroof 3 <sup>rd</sup> floor roof	\$24,700	Reroof 8 <sup>th</sup> floor roof	\$32,000	Repair existing masonry conditions to include deteriorated joints,	\$125,999	Install 150 kw natural gas generator as a backup	\$71,794	Upgrade fire alarm system	\$42,200	<b>Total Project Costs</b>	<b>\$296,693</b>
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<b>Total Project Costs</b>	<b>\$296,693</b>														

## **Application Scoring Summary**

Final Results from April 8, 2019, Grant Review Committee Meeting

<b>Historic Significance</b>	<b>15</b>
<b>Capital Investment</b>	<b>0</b>
<b>Investment in Rehabilitating Historic Exterior/Interior Features</b>	<b>7</b>
<b>Investment in Major Building Systems to Extend Building Life</b>	<b>5</b>
<b>Affordable Housing</b>	<b>0</b>
<b>Award Request/Leverage Needed</b>	<b>7</b>
<b>Location along Central Avenue Corridor</b>	<b>5</b>
<b>Small Storefront Width</b>	<b>0</b>
<b>Current or Proposed Use</b>	<b>0</b>
<b>Existing Local Business Tenant</b>	<b>0</b>
<b>Total Application Score</b>	<b>39</b>

**Snell Arcade**  
 405 Central Avenue  
 2019IRP- #3

**Application Scoring Table**

<b><i>Historic Significance</i></b>	<b>15</b>										
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;"><b>Both National and Local Register Individual Listing</b></td> <td style="text-align: right;"><b>15 points</b></td> </tr> <tr> <td>Local Register of Historic Places only</td> <td style="text-align: right;">10 points</td> </tr> <tr> <td>Properties Determined Eligible for LRHP</td> <td style="text-align: right;">10 points</td> </tr> <tr> <td>National Register of Historic Places only</td> <td style="text-align: right;">5 points</td> </tr> <tr> <td>Contributing Property to NR District only</td> <td style="text-align: right;">1 point</td> </tr> </table>	<b>Both National and Local Register Individual Listing</b>	<b>15 points</b>	Local Register of Historic Places only	10 points	Properties Determined Eligible for LRHP	10 points	National Register of Historic Places only	5 points	Contributing Property to NR District only	1 point	
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Properties Determined Eligible for LRHP	10 points										
National Register of Historic Places only	5 points										
Contributing Property to NR District only	1 point										
<b><i>Capital Investment</i></b>	<b>0</b>										
Construction value as a percentage of the appraised value of the property minus land value											
100 percent or more	10 points										
75% to 99%	7 points										
50% to 74.9%	5 points										
<b>Comments/Notes:</b>											
Note applicant did not provide an appraisal.											
<b><i>Investment in Rehabilitating Historic Exterior and Interior Features</i></b>	<b>7</b>										
75 percent or more of total capital investment	10 points										
50% to 74.9%	7 points										
25% to 49.9%	5 points										
<b>Comments/Notes:</b>											
The fire system and mechanical upgrades are not considered historic rehabilitation. The masonry repair alone, a clear historic rehab project, reflects 43 percent of the total capital investment. Adding the two roofs would increase that percentage to 62 percent.											

**Snell Arcade**  
 405 Central Avenue  
 2019IRP- #3

<b>Investment in Major Building Systems to Extend Building Life</b>	<b>5</b>								
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Reroofing	5 points								
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HVAC Replacement	5 points								
Electrical wiring and service upgrade	5 points								
<b>Comments/Notes:</b>  Project will involve reroofing 3 <sup>rd</sup> and 8 <sup>th</sup> floors.									
<b>Affordable Housing</b>	<b>0</b>								
<p>"Affordable" is defined as annual rents not exceeding 30 percent of the income of households at 120 percent or less than the area median income. (see annual Florida SHIP Guidelines that can linked to at <a href="https://www.floridahousing.org/owners-and-managers/compliance/rent-limits">https://www.floridahousing.org/owners-and-managers/compliance/rent-limits</a>)</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">10 or more units created or rehabilitated</td> <td style="text-align: right;">10 points</td> </tr> <tr> <td>7 to 9 created or rehabilitated</td> <td style="text-align: right;">7 points</td> </tr> <tr> <td>3 to 6 created or rehabilitated</td> <td style="text-align: right;">5 points</td> </tr> </table>		10 or more units created or rehabilitated	10 points	7 to 9 created or rehabilitated	7 points	3 to 6 created or rehabilitated	5 points		
10 or more units created or rehabilitated	10 points								
7 to 9 created or rehabilitated	7 points								
3 to 6 created or rehabilitated	5 points								
<b>Comments/Notes:</b>  No affordable units are being created or rehabilitated.									
<b>Award Request/Leverage Needed</b>	<b>7</b>								
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">40% to 50% of total eligible project costs</td> <td style="text-align: right;">7 points</td> </tr> <tr> <td>30% to 39% of total eligible project costs</td> <td style="text-align: right;">5 points</td> </tr> <tr> <td>20% to 29% of total eligible project costs</td> <td style="text-align: right;">3 points</td> </tr> <tr> <td>20% of total eligible project costs</td> <td style="text-align: right;">0 points</td> </tr> </table>	40% to 50% of total eligible project costs	7 points	30% to 39% of total eligible project costs	5 points	20% to 29% of total eligible project costs	3 points	20% of total eligible project costs	0 points	
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30% to 39% of total eligible project costs	5 points								
20% to 29% of total eligible project costs	3 points								
20% of total eligible project costs	0 points								
<b>Comments/Notes:</b>  The total cost of the project is estimated at \$296,693 with the applicant request 50 percent.									

**Snell Arcade**  
 405 Central Avenue  
 2019IRP- #3

<b>Location along Central Avenue Corridor</b>	<b>5</b>
1 <sup>st</sup> Avenues – from Beach Drive to 8 <sup>th</sup> Street	5 points
<b>Comments/Notes:</b>  Project is located along Central Avenue.	
<b>Small Storefront Width along Central Avenue/Beach Drive</b>	<b>0</b>
Defined by the City of St. Petersburg "Storefront Conservation Corridor Plan" 5 points	
<b>Comments/Notes:</b>  "Small" storefront width is defined by the "Storefront Conservation Corridor Plan" are defined as 20 feet or less. The three commercial spaces in the Arcade fronting Central Avenue all have store widths 34 feet or greater.	
<b>Current or Proposed Use</b>	<b>0</b>
Grow Smarter Industry	7 points
Class A Office Space	7 points
<b>Comments/Notes:</b>  The Grow Smarter Strategy is an economic development plan created in 2014 for St. Petersburg to enhance the city's competitive position and provide quality, diverse economic growth. To accomplish this, it focuses on growing businesses and workforce in the five following targeted sectors: Marine and Life Sciences, Data Analytics, Specialized Manufacturing, Creative Arts and Design, and Financial Services.  No uses in the building meet this criterion.	

**Snell Arcade**  
405 Central Avenue  
2019IRP- #3

<b>Existing Local Business Tenant</b>	<b>0</b>
Defined by the City of St. Petersburg "Storefront Conservation Corridor Plan" 5 points	
<b>Comments/Notes:</b>  The "Storefront Conservation Corridor Plan" supports a Local, Independent Business, which is defined as the following:  <ul style="list-style-type: none"><li>a. Business must be registered in the State of Florida, with the majority of the business' ownership being either held by private individuals or a privately held company (i.e., not publicly traded).</li><li>b. Business must be at least 50% locally-owned by residents of St. Petersburg.</li><li>c. Business makes independent decisions regarding its name signage, brand, appearance, purchasing, practices, hiring, and distribution, and is solely responsible for paying its own rent, marketing, and other business expenses without assistance from a corporate headquarters outside of St. Petersburg.</li><li>d. Business must have no more than three franchises or outlets.</li></ul> The applicant provided a document from Sunbiz.org that among other items confirms that this restaurant is the only one operating as Bombay Grill under this LLC in Florida. The document names Mr. Rajesh Kumar the manager and agent with mailing addresses in Hillsborough and Hernando counties. In addition, a Mr. Rajesh Kumar owns a dozen or more properties in Pinellas County but homesteads his property in Treasure Island. Because Mr. Kumar does not appear to be a resident of St. Petersburg, the applicant is not eligible for points under this criterion.	

**Attachment 6**

**Final Application Review by Grant Review Committee**

**State Theater  
687 Central Avenue**

# The State Theater

687 Central Avenue

2019IRP- #4

## Final Application Overview

### 2019 IRP Historic Preservation Grant Submission

<b>Total Project Costs: \$683,637</b>	<b>Eligible Project Costs: \$683,637</b>
<b>Total Costs Proposed for Historic Features: \$591,500</b>	
<b>Grant Request: \$250,000</b>	<b>Maximum Grant Allowed: \$250,000</b>
<b>Current Property Use: Concert Venue/ Night Club</b>	<b>Proposed Use: Concert Venue/ Night Club/ Event Space</b>
<b>Project Description and Budget</b>	
<p>The project calls for extensive renovations on both the exterior and interior of the building.</p> <p><b>Exterior</b> restore storefront using modern and energy efficient materials for use as a multi-event venue. The doors and windows will be replaced and two additional doors added to the east and west archways. The knee walls and glass block will be removed at the arched storefronts and detailed cleaning/restoration of the gothic decorative elements on the façade. A significant investment will also be made to recreate the blade-style State Theater sign and marquee in art deco fashion.</p> <p><b>Interior</b> will be overhauled with special attention paid to preserving the architectural elements of the ceiling lines and staircase from the 1949 design. The 1980s bathroom will be completely removed and replaced with new fixtures, tile and plumbing consistent with original era. The original balcony seating will be restored with replica seating. Fire and sprinkler system will be brought up to date as electrical and plumbing.</p>	
<b><u>Project</u></b>	<b><u>Cost Estimate</u></b>
1) Restore storefront to reflect original design and 1949 retrofit	\$135,500
2) Clean up and restore existing decorative elements and masonry	\$36,500
3) Restore signage and marquee to reflect blade style	\$75,000
4) Restore and preserve original feel of lobby design and Grand Theater first floor	\$217,000
5) Repair and restore restroom facilities	\$87,000
6) Balcony restoration	\$127,500
<b>Total Project Costs</b>	<b>\$678,500</b>

**The State Theater**

687 Central Avenue

2019IRP- #4

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**Application Scoring Summary**

Final Results from April 8, 2019, Grant Review Committee Meeting

<b>Historic Significance</b>	<b>10</b>
<b>Capital Investment</b>	<b>0</b>
<b>Investment in Rehabilitating Historic Exterior/Interior Features</b>	<b>10</b>
<b>Investment in Major Building Systems to Extend Building Life</b>	<b>5</b>
<b>Affordable Housing</b>	<b>0</b>
<b>Award Request/Leverage Needed</b>	<b>5</b>
<b>Location along Central Avenue Corridor</b>	<b>5</b>
<b>Small Storefront Width</b>	<b>0</b>
<b>Current or Proposed Use</b>	<b>7</b>
<b>Existing Local Business Tenant</b>	<b>5</b>

<b>Total Application Score</b>	<b>47</b>
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# The State Theater

687 Central Avenue

2019IRP- #4

## Application Scoring Table

<b><i>Historic Significance</i></b>	<b>10</b>										
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<b><i>Capital Investment</i></b>	<b>0</b>										
<p>Construction value as a percentage of the appraised value of the property minus land value</p> <table border="0" style="width: 100%;"> <tr> <td style="width: 60%;">100 percent or more</td> <td style="text-align: right;">10 points</td> </tr> <tr> <td>75% to 99%</td> <td style="text-align: right;">7 points</td> </tr> <tr> <td>50% to 74.9%</td> <td style="text-align: right;">5 points</td> </tr> </table>		100 percent or more	10 points	75% to 99%	7 points	50% to 74.9%	5 points				
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<p><b>Comments/Notes:</b></p> <p>The property was appraised in May 2018 under the sales comparison (\$1.7 million) and income approach (\$2.29 million). With project costs at \$683,000, this represents 39.9 percent of the lesser appraisal amount.</p>											
<b><i>Investment in Rehabilitating Historic Exterior and Interior Features</i></b>	<b>10</b>										
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<p><b>Comments/Notes:</b></p> <p>Approximately \$591,000 of the total project budget will be devoted to rehabilitating historic exterior and interior features. This represents 87 percent of the total.</p>											

## The State Theater

687 Central Avenue

2019IRP- #4

<b>Investment in Major Building Systems to Extend Building Life</b>	<b>5</b>								
<table style="width: 100%; border: none;"> <tr> <td style="width: 60%;">Reroofing</td> <td style="text-align: right;">5 points</td> </tr> <tr> <td>Structural repairs/upgrades to roof, walls and/or foundation</td> <td style="text-align: right;">5 points</td> </tr> <tr> <td>HVAC Replacement</td> <td style="text-align: right;">5 points</td> </tr> <tr> <td>Electrical wiring and service upgrade</td> <td style="text-align: right;">5 points</td> </tr> </table>	Reroofing	5 points	Structural repairs/upgrades to roof, walls and/or foundation	5 points	HVAC Replacement	5 points	Electrical wiring and service upgrade	5 points	
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HVAC Replacement	5 points								
Electrical wiring and service upgrade	5 points								
<b>Comments/Notes:</b>									
<p>Based on the project description the applicant will be upgrading electrical wiring and service upgrade. (Note: amend to add fire suppression and safety upgrades as eligible in the future)</p>									
<b>Affordable Housing</b>	<b>0</b>								
<p>"Affordable" is defined as annual rents not exceeding 30 percent of the income of households at 120 percent or less than the area median income. (see annual Florida SHIP Guidelines that can linked to at <a href="https://www.floridahousing.org/owners-and-managers/compliance/rent-limits">https://www.floridahousing.org/owners-and-managers/compliance/rent-limits</a>)</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 60%;">10 or more units created or rehabilitated</td> <td style="text-align: right;">10 points</td> </tr> <tr> <td>7 to 9 created or rehabilitated</td> <td style="text-align: right;">7 points</td> </tr> <tr> <td>3 to 6 created or rehabilitated</td> <td style="text-align: right;">5 points</td> </tr> </table>		10 or more units created or rehabilitated	10 points	7 to 9 created or rehabilitated	7 points	3 to 6 created or rehabilitated	5 points		
10 or more units created or rehabilitated	10 points								
7 to 9 created or rehabilitated	7 points								
3 to 6 created or rehabilitated	5 points								
<b>Comments/Notes:</b>									
Project is a commercial use.									
<b>Award Request/Leverage Needed</b>	<b>5</b>								
<table style="width: 100%; border: none;"> <tr> <td style="width: 60%;">40% to 50% of total eligible project costs</td> <td style="text-align: right;">7 points</td> </tr> <tr> <td>30% to 39% of total eligible project costs</td> <td style="text-align: right;">5 points</td> </tr> <tr> <td>20% to 29% of total eligible project costs</td> <td style="text-align: right;">3 points</td> </tr> <tr> <td>20% of total eligible project costs</td> <td style="text-align: right;">0 points</td> </tr> </table>	40% to 50% of total eligible project costs	7 points	30% to 39% of total eligible project costs	5 points	20% to 29% of total eligible project costs	3 points	20% of total eligible project costs	0 points	
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20% to 29% of total eligible project costs	3 points								
20% of total eligible project costs	0 points								
<b>Comments/Notes:</b>									
<p>The applicant is requesting \$250,000 to assist with the project, which is 36.8% of the total costs of \$683,000.</p>									

## The State Theater

687 Central Avenue

2019IRP- #4

<b>Location along Central Avenue Corridor</b>	<b>5</b>
1 <sup>st</sup> Avenues – from Beach Drive to 8 <sup>th</sup> Street	5 points
<b>Comments/Notes:</b>	
The building is located along Central Avenue.	
<b>Small Storefront Width</b>	<b>0</b>
Defined by the City of St. Petersburg "Storefront Conservation Corridor Plan"	5 points
<b>Comments/Notes:</b>	
"Small" storefront width is defined by the "Storefront Conservation Corridor Plan" are defined as 20 feet or less. The building is a single-use space and is 58 feet wide.	
<b>Current or Proposed Use</b>	<b>7</b>
Grow Smarter Industry	7 points
Class A Office Space	7 points
<b>Comments/Notes:</b>	
<p>The Grow Smarter Strategy is an economic development plan created in 2014 for St. Petersburg to enhance the city's competitive position and provide quality, diverse economic growth. To accomplish this, it focuses on growing businesses and workforce in the five following targeted sectors: Marine and Life Sciences, Data Analytics, Specialized Manufacturing, Creative Arts and Design, and Financial Services.</p> <p>The State Theater is a performing arts venue which is classified under the North American Industrial Classification System as a "Promoter of Performing Arts, Sports, and Similar Events with Facilities" (71131). This use is deemed as Grow Smarter industry under "Creative Arts and Design."</p>	

# The State Theater

687 Central Avenue

2019IRP- #4

<b>Existing Local Business Tenant</b>	<b>5</b>
Defined by the City of St. Petersburg "Storefront Conservation Corridor Plan" 5 points	
<p><b>Comments/Notes:</b></p> <p>The "Storefront Conservation Corridor Plan" supports a Local, Independent Business, which is defined as the following:</p> <ul style="list-style-type: none"><li>a. Business must be registered in the State of Florida, with the majority of the business' ownership being either held by private individuals or a privately held company (i.e., not publicly traded).</li><li>b. Business must be at least 50% locally-owned by residents of St. Petersburg.</li><li>c. Business makes independent decisions regarding its name signage, brand, appearance, purchasing, practices, hiring, and distribution, and is solely responsible for paying its own rent, marketing, and other business expenses without assistance from a corporate headquarters outside of St. Petersburg.</li><li>d. Business must have no more than three franchises or outlets.</li></ul> <p>According to Sunbiz records provided by the applicant, Landmark Theater Group LLC, which owns the property, meets the definition above. Kevin Chadwick, the manager of the LLC, has homesteaded property in St. Petersburg.</p>	

# Green-Richman Arcade

689 Central Avenue

2019IRP- #5

## Final Application Overview

### 2019 IRP Historic Preservation Grant Submission

<b>Total Project Costs: \$95,640</b>	<b>Eligible Project Costs: \$95,640</b>
<b>Total Costs Proposed for Historic Features: \$0</b>	
<b>Grant Request: \$47,820</b>	<b>Maximum Grant Allowed: \$250,000</b>
<b>Current Property Use: Office and Retail</b>	<b>Proposed Use: Office and Retail</b>
<b>Project Description and Budget</b>	
<b>Original Application Scope of Work</b>	
<p>Project will involve reroofing of the entire Green-Richman Arcade, including the first and second floors. The applicant will be installing TPO (Thermoplastic Polyolefin) roofing with new flashing/coping system, and installing vents.</p>	
<b><u>Project</u></b>	<b><u>Cost Estimate</u></b>
Reroofing both floors of Arcade	\$40,899
<b>Total Project Costs</b>	<b>\$40,899</b>
<b>Amended Scope of Work</b>	
<p>Project will involve reroofing of the entire Green-Richman Arcade, including the first and second floors. The applicant will be installing TPO (Thermoplastic Polyolefin) roofing with new flashing/coping system, and installing vents. In addition, the applicant was approved by the Grant Review Committee to amend his scope of work to include an awning as well as HVAC. He provided estimates for these two projects by the March 22<sup>nd</sup> deadline (see attached).</p>	
<b><u>Project</u></b>	<b><u>Cost Estimate</u></b>
Reroofing both floors of Arcade	\$40,899
Awning	\$26,341
HVAC	\$28,400
<b>Total Project Costs</b>	<b>\$95,640</b>

**Attachment 7**

**Final Application Review by Grant Review Committee**

**The Green Richman Arcade  
689 Central Avenue**

**Green-Richman Arcade**

689 Central Avenue

2019IRP- #5

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**Final Application Scoring Summary**

Final Results from April 8, 2019, Grant Review Committee Meeting

<b>Historic Significance</b>	<b>15</b>
<b>Capital Investment</b>	<b>0</b>
<b>Investment in Rehabilitating Historic Exterior/Interior Features</b>	<b>5</b>
<b>Investment in Major Building Systems to Extend Building Life</b>	<b>10</b>
<b>Affordable Housing</b>	<b>0</b>
<b>Award Request/Leverage Needed</b>	<b>7</b>
<b>Location along Central Avenue Corridor</b>	<b>5</b>
<b>Small Storefront Width</b>	<b>5</b>
<b>Current or Proposed Use</b>	<b>7</b>
<b>Existing Local Business Tenant</b>	<b>5</b>

<b>Total Application Score</b>	<b>59</b>
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## Green-Richman Arcade

689 Central Avenue

2019IRP- #5

### Application Scoring Table

<b><i>Historic Significance</i></b>	<b>15</b>										
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<p><b>Comments/Notes:</b></p> <p>Applicant submitted an appraisal from August 2016, which does not meet the application requirement for an appraisal no older than one year. At any rate, if the appraisal were accepted, the project would receive no points. The "value conclusion" finds that the property would be valued at \$1.41 million "as is" and \$1.64 million with renovation/stabilization. The construction value as a percentage of either valuation is less than 3 percent. The Grant Review Committee accepted the applicant's request to add projects to the scope of work that raised the percentage to nearly 7 percent, which still does not affect the score.</p>											
<b><i>Investment in Rehabilitating Historic Exterior and Interior Features</i></b>	<b>5</b>										
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<p><b>Comments/Notes:</b></p> <p>Project does not involve rehabilitating historic roofing material. However, with the Grant Review Committee accepting the amended project scope and deeming the addition of the awning as an investment in rehabilitating a historic feature then 28 percent of the project will involve investment in a historic feature, which makes it eligible for 5 points.</p>											

## Green-Richman Arcade

689 Central Avenue

2019IRP- #5

<b><i>Investment in Major Building Systems to Extend Building Life</i></b>	<b>10</b>								
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<b>Comments/Notes:</b>									
<p>The grant will fund reroofing the second and first floor. With the Grant Review Committee accepting the amended project scope the HVAC replacement adds another 5 points to this category.</p>									
<b><i>Affordable Housing</i></b>	<b>0</b>								
<p>“Affordable” is defined as annual rents not exceeding 30 percent of the income of households at 120 percent or less than the area median income. (see annual Florida SHIP Guidelines that can linked to at <a href="https://www.floridahousing.org/owners-and-managers/compliance/rent-limits">https://www.floridahousing.org/owners-and-managers/compliance/rent-limits</a>)</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">10 or more units created or rehabilitated</td> <td style="width: 40%; text-align: right;">10 points</td> </tr> <tr> <td>7 to 9 created or rehabilitated</td> <td style="text-align: right;">7 points</td> </tr> <tr> <td>3 to 6 created or rehabilitated</td> <td style="text-align: right;">5 points</td> </tr> </table>		10 or more units created or rehabilitated	10 points	7 to 9 created or rehabilitated	7 points	3 to 6 created or rehabilitated	5 points		
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<b>Comments/Notes:</b>									
<p>Project does not involve housing.</p>									
<b><i>Award Request/Leverage Needed</i></b>	<b>7</b>								
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<b>Comments/Notes:</b>									
<p>The award requested (\$20,499) represents 50% of the total project costs (\$40,899) giving it a 7-point score. With the Grant Review Committee accepting the amended project scope the award now requested (\$47,820) is 50% of the total project costs (\$95,640). No change in points.</p>									

## Green-Richman Arcade

689 Central Avenue

2019IRP- #5

<b>Location along Central Avenue Corridor</b>	<b>5</b>
1 <sup>st</sup> Avenues – from Beach Drive to 8 <sup>th</sup> Street	5 points
<b>Comments/Notes:</b>	
Project is on Central Avenue.	
<b>Small Storefront Width along Central Avenue/Beach Drive</b>	<b>5</b>
Defined by the City of St. Petersburg "Storefront Conservation Corridor Plan" 5 points	
<b>Comments/Notes:</b>	
"Small" storefront width is defined by the "Storefront Conservation Corridor Plan" is defined as 20 feet or less. The Green-Richman Arcade has two storefronts are each 15-ft. wide that are separated by the Arcade.	
<b>Current or Proposed Use</b>	<b>7</b>
Grow Smarter Industry	7 points
Class A Office Space	7 points
<b>Comments/Notes:</b>	
<p>The Grow Smarter Strategy is an economic development plan created in 2014 for St. Petersburg to enhance the city's competitive position and provide quality, diverse economic growth. To accomplish this, it focuses on growing businesses and workforce in the five following targeted sectors: Marine and Life Sciences, Data Analytics, Specialized Manufacturing, Creative Arts and Design, and Financial Services. Staff will utilize the NAICS classification system to determine Grow Smarter uses.</p> <p>The applicant provided the following tenant roll by March 22<sup>nd</sup>. Staff has determined that two of the tenants – Chromatic and thetechreviewer.com - qualify as Grow Smarter uses under both Data Analytics and Creative Arts and Design. Chromatic qualifies as a Custom Computer Programming Service (541511) which NAICS describes as "comprising establishments primarily engaged in writing, modifying, testing, and supporting software to meet the needs of a particular customer."</p> <p>thetechreviewer.com qualifies as Internet Publishing and Broadcasting and Web Search Portals (519130), which "comprises establishments primarily engaged in (1) publishing and/or broadcasting content on the Internet exclusively or (2) operating Web sites that use a search engine to generate and maintain extensive databases of Internet addresses and content in an easily searchable format (and known as Web search portals). The publishing and broadcasting establishments in this industry do not provide traditional (non-Internet) versions of the content that they publish or broadcast. They provide textual, audio, and/or video content of general or specific interest on the Internet exclusively."</p>	

## Green-Richman Arcade

689 Central Avenue

2019IRP- #5

Company	Industry	Grow Smarter Cluster	NAICS Code
Chromatic	Web Development	Data Analytics Creative Arts & Design	541511
thetechreviewer.com	Technology Blogger	Data Analytics Creative Arts & Design	519130
Pro-voke	Consulting / Organization design and structure	None	NA
Smar7 Apps LLC	Sales App / Upsell App	None	NA
Zoe Blueprint	Computer/Business related services	None	NA
Inherent Strength, LLC.	Life Coaching / Mental Health Counseling	None	NA
Bronson medical	Healthcare	None	NA
<b>Existing Local Business Tenant</b>			<b>5</b>
Defined by the City of St. Petersburg "Storefront Conservation Corridor Plan" 5 points			
<b>Comments/Notes:</b>			
<p>The "Storefront Conservation Corridor Plan" supports a Local, Independent Business, which is defined as the following:</p> <ol style="list-style-type: none"> <li>a. Business must be registered in the State of Florida, with the majority of the business' ownership being either held by private individuals or a privately held company (i.e., not publicly traded).</li> <li>b. Business must be at least 50% locally-owned by residents of St. Petersburg.</li> <li>c. Business makes independent decisions regarding its name signage, brand, appearance, purchasing, practices, hiring, and distribution, and is solely responsible for paying its own rent, marketing, and other business expenses without assistance from a corporate headquarters outside of St. Petersburg.</li> <li>d. Business must have no more than three franchises or outlets.</li> </ol> <p>Applicant provided corporate documents from Sunbiz.org for Urban Creamery LLC that identified the LLC as being solely located at this site in St. Petersburg. In addition, the registered agent/manager is a resident of St. Petersburg.</p>			