

**OCALA COMMUNITY REDEVELOPMENT AGENCY
NEW CONSTRUCTION INCENTIVE
PROGRAM SUMMARY**

V1. --8/15/23

Grant Intentions

The intention of this grant is to promote a greater impact within the CRA subareas for projects that have a potential for a catalytic impact within a subarea. This grant will allow for new construction and major redevelopment to occur and be applicable to the many facets of development. The grant can be flexible in how the money is disbursed to the applicants and can even be spread over the course of up to three consecutive years. A detailed scoring of the application will be done by the CRA Advisory Committee.

Eligible Properties	Must be located in Ocala Community Redevelopment Agency Subarea. Properties that have not received any type of CRA grant within the last five (5) years.
Ineligible Properties	Tax delinquent property; property in litigation; property in condemnation or receivership; property with outstanding financial obligations to City require City Council approval
Eligible Applicants	Property owner. Purchaser with property owner approval and executed purchase agreement If the ownership status of property changes during the commitment period of the grant, up to three (3) years, the grant will remain with the property.
Eligible Projects	Only projects resulting in taxable properties subject to paying ad valorem property tax are eligible. Proposed projects must have proper zoning in place prior to applying for incentive program.
Eligible Projects Buildings	(1) New construction. (2) Major renovation of vacant existing building space affecting 40% or more of the existing floor area or an addition. Any project must exceed \$1,000,000 in total capital investment.
Eligible work	Costs directly associated with construction project, including required right-of-way and code improvements. Design costs are not eligible for the grant program.
Ineligible work	Only work begun after approval by the Ocala CRA (CRA) will be eligible for a grant. Work in progress or performed before approval will not be eligible.
Incentive Types	Grant related to project construction costs, Planning /Development fees, Building Permit & related fees, City Impact fees (does not include Marion County Transportation Impact Fees).

Maximum Grant Reimbursement	<p>Any project must exceed \$1,000,000 in total capital investment. Based on the determination of the scoring, a maximum grant reimbursement for a project is \$100,000 per year. However, in no case shall the grant exceed 10% of the estimated capital investment. The grant can be for up to three (3) years consisting of equal payments, for a maximum possible total grant of \$300,000.</p> <p>A favorable ROI is less than 10 years. The CRA scores the application and reflects that the applicant can receive the maximum of \$100,000 over the course of three years and votes to approve.</p> <p>Reimbursement may begin after substantial completion of the project, which is determined on the Certificate of Occupancy of the project.</p>
Development Standards & Design Guidelines	<p><u>Downtown</u> - Subject to Downtown Form Based Code. <u>Other areas</u> - Subject to Zoning and Land Development Code requirements and architectural and signage standards of Form Based Code.</p>
Ineligible Uses	Non-conforming uses proposing to expand. Tax exempt properties
Reporting	<p>Projects lasting longer than one-year after the designated start date will be required to file an annual report detailing the status of the project. An annual report shall include as applicable:</p> <ul style="list-style-type: none"> • Plans, Building Permit and inspection status • Construction Status • Proof of payment to vendors during the reporting period • Proof of utility payments • Proof of current taxes paid
General Requirements	<p>Properties awarded a grant will not be eligible for any other CRA grants for five (5) years.</p> <p>If the ownership status of property changes during the commitment of the grant, the grant will remain with the property.</p> <p>Applicants will agree that improvements made using these funds will stay in place for a minimum of fifteen (15) years. If improvements are replaced or removed within fifteen years, the grant recipient must pay a pro-rata share of the grant proceeds invested in the project for the number of months remaining.</p>
Grants & Annual Budget	Beginning in FY 24, \$300,000 will be budgeted annually for this grant program. Up to three projects may be awarded grants annually.