

## DOWNTOWN COMMERCIAL BUILDING IMPROVEMENT GRANT

### GRANT PROGRAM SUMMARY

12/19/23

Eligible Area	Downtown CRA (CRA) See Map.
Eligible Businesses	New & existing businesses; Retail, office. Residential on upper floors. Places of worship and residential rental properties are not considered as commercial buildings or businesses for the purpose of this grant.
Eligible Applicant	Property owner or business owner
Eligible Buildings	Existing buildings only; not for new construction (new construction included in another grant program)
Eligible Property Type	Taxable & non-taxable properties; taxable properties are priority.
Ineligible Properties	Tax delinquent property; property in litigation; property in condemnation or receivership; property or tenants with outstanding financial obligations to City require City Council approval.
<p>Eligible work</p> <p>The program includes both façade work and interior renovations.</p> <p>I. FACADES</p> <p>For facades, the intent of this grant is to target projects that undertake a comprehensive restoration of facades that were inappropriately altered and /or renovations that make the building more in compliance with form-based code design and development requirements.</p> <p>Examples of work items that would be eligible and those that would not be eligible</p> <ul style="list-style-type: none"> <li>○ <u>Painting</u> – only as a component of major restoration or renovation project. Painting and repair of façade alone is a routine maintenance item and would <b>not be eligible</b> for a grant.</li> <li>○ <u>Canvas Awnings</u> – new or replacement <b>are not eligible</b> in any type of project.</li> <li>○ <u>Metal Awnings</u> – are eligible in any type of project.</li> <li>○ <u>Doors and/or Windows</u> - only as a component of major restoration or renovation project <b>not as a stand-alone item</b>.</li> <li>○ <u>Signage</u> – <b>not as a single item</b> and only as a component of major restoration or renovation project and must be consistent with Form Based Code – Marquee signs preferred</li> </ul> <p>II. INTERIOR REOVATIONS</p> <p>For interior renovations, the intent of this grant is to target projects that involve comprehensive renovation, such as new tenant build-out of vacant space. These projects would typically involve changes to these building components</p> <ul style="list-style-type: none"> <li>○ Structural</li> <li>○ Improvements to meet Building &amp; Fire Codes for Accessibility, Fire Protection and Life Safety</li> <li>○ HVAC, plumbing, electric</li> </ul>	

- Conversion of upper floor space to residential

Examples of individual work items that **would not be eligible** single purpose projects

- Cosmetic, material change outs – flooring, ceiling
- Fixtures, furniture, equipment

Ineligible work	<p>Grant cannot be used to correct outstanding code violations in active code enforcement cases;</p> <p>Routine maintenance procedures, such as painting or minor repairs to existing materials alone, are <b>not eligible</b>; for a grant, but may be a component of a larger project.</p> <p>Only work begun <b>after</b> approval by the Ocala CRA (CRA) will be eligible for a grant. Work in progress or performed before approval will not be eligible.</p>
Other Ineligible Work	Reroofing; parking lot work.
Maximum Grant	\$50,000
Required Match	1:1; 50% - 50%
Design Guidelines	Subject to Downtown Form Based Code
Ineligible Businesses	<p>The following business do not fit the vision for downtown and as such are not eligible for either grant.</p> <ul style="list-style-type: none"> <li>• Adult Oriented Businesses</li> <li>• Tattoo Parlors/Shops</li> <li>• Beauty Salons/Nail Shops on first floor</li> <li>• Bail / Bonds</li> <li>• Drug or Alcohol Treatment Facility</li> <li>• Check Cashing Service</li> <li>• Pawn Shops</li> <li>• Used Clothing Consignment or Other Used Merchandise</li> <li>• Auto Oriented Businesses – Auto repair &amp; services; gas stations</li> <li>• Dollar or Discount Stores</li> <li>• Electronic or Vapor Cigarette Store</li> </ul>

