



# Community Redevelopment Agency Investment Program Fact Sheet



Now that each CRA area's Capital Improvement Program - enhanced streetscapes, stormwater, water and sewer infrastructure, roadway improvements and the construction of new neighborhoods - is progressing, the Agency would like to introduce an additional strategy to continue the CRA's successful redevelopment journey. The attraction of new businesses, retention of longstanding businesses, assistance to struggling businesses, and strong encouragement of private investment are all important and vital components of a robust, comprehensive redevelopment approach.

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## Program Objectives

- Revitalize and activate CRA centers
- Spur new commercial activity
- Attract, assist and retain businesses
- Stimulate private investment
- Encourage adherence to the CRA LDRs
- Beautify CRA areas
- Enhancement of the quality of life for citizens

## Program Guidelines

- Improvements must be visible from the right-of-way
- Only one project award per property or business
- The CRA Board evaluates and approves projects
- No retroactive funds; reimbursement only
- Properties listed for sale are not eligible
- Business cannot be part of a national chain
- New construction is not eligible

## Application Process

- Completed application (as further described on the application checklist) to include: two licensed contractor bids, conceptual drawing, property photos, business tax receipt, etc.
- Meet with CRA Program Manager
- Program Manager presents application/project to CRA Board for approval
- Receipts and photos of completed project provided prior to reimbursement

## Programs

- FENCE/LANDSCAPE
  - Commercial properties; business/property owner; CRA funding up to \$10,000
  - Activities: Landscaping, fencing



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- PROPERTY IMPROVEMENT
  - Commercial property/buildings; business/property owner; CRA funding up to \$20,000
  - Activities: Painting, stucco, siding, awnings, windows, doors, signage, landscaping, fencing, parking lot improvement, exterior architectural elements, decorative pavement, dumpster enclosures

## Program Funding

- Increment Financing is an economic development tool used to promote private sector investment in a CRA area
- Each CRA area would need a funded capital improvement plan budget item that is recommended by the Neighborhood Advisory Committee and approved by the Community Redevelopment Agency Board and the Board of County Commissioners
- Grants are 80% CRA dollars, 20% private investment and each program has a cap
- CRA funding for this type of initiative is addressed in Florida Statutes.
  - FL Statutes 163, Part III, Community Redevelopment
  - FL Statutes 163.2511, State of Florida Growth Policy
- And encouraged by the following:
  - Countywide Community Redevelopment Plan
  - All six CRA area Community Redevelopment Plans, four mention employing this specific strategy

**Buildings that occupy the public realm, if dilapidated and unattractive, contribute to slum and blight, keep away patrons, discourage business, often are not code compliant, can be unsafe and do not fully contribute to the tax rolls. Improving the public realm is exactly what the CRA is intended to do and encouraging private enterprise to be a partner in the process is not only smart business, but it greatly increases the chances for long-term successful change. Positive changes made to properties in the public realm are an excellent investment because they benefit and strengthen the *entire* community—residents, businesses and visitors.**

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Investment Program Website: [martin.fl.us/CRAInvestmentProgram](http://martin.fl.us/CRAInvestmentProgram)

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