

City of Melbourne

City Hall • 900 E. Strawbridge Avenue, Melbourne, FL 32901
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Melbourne Downtown Community Redevelopment Agency

September 9, 2020

This meeting will begin immediately following adjournment of the 5:30 p.m. Budget Public Hearing.

The following item will be heard during the regular meeting of the Melbourne City Council. This meeting will begin immediately following adjournment of the 5:30 p.m. Budget Public Hearing.
See full City Council agenda for location of the following item.

1. Facade reimbursement grant award of \$20,000 for facade improvements at 845 East New Haven Avenue; and authorization for the City Manager to execute the rebate agreement. (Applicant - Arbos Holdings, Inc.)

Mayor Kathy Meehan and Council Members Debbie Thomas and Tim Thomas, as members of the Airport Authority Board, may discuss Airport Authority issues, which may subsequently be addressed by the Airport Authority.

Mayor Meehan, Vice Mayor Paul Alfrey, and Council Members Yvonne Minus and Mark LaRusso (alternate), as members of the Space Coast Transportation Planning Organization (SCTPO), may discuss SCTPO issues, which may subsequently be addressed by the SCTPO.

Pursuant to 286.0105, Florida Statutes, the City hereby advises the public that if a person decides to appeal any decision made by the City Council with respect to any matter considered at its meeting or hearing, he will need a record of the proceedings, and that for such purpose, affected persons may need to insure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for the introduction or admission into evidence of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law. In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office (321-608-7220) at least 48 hours prior to the meeting.



Melbourne City Council
September 9, 2020
City Manager's Item Report

Department:	Community Development
Council District:	3
Reading Number:	N/A
Public Hearing:	Yes
Quasi-judicial Item (Disclosure Required):	No
Item Number:	A.1.

Subject:

Melbourne Downtown CRA Façade Grant Program Application

Background/Consideration:

This is a request for approval of a Façade Improvement Program grant in the amount of \$20,000 for eligible exterior renovations to a commercial building located at 845 East New Haven Avenue. The applicant is Arbos Holdings, LLC, which is the property owner. The applicant's managing members will also be the tenant under a separate business, AriasBosinger Real Estate Attorneys.

Eligible improvements comprise a renovation to both the front and rear facades to provide a more architecturally historic appearance. For example, the project includes restoration of the original transom storefront windows, which were previously covered-over by an obtrusive awning. The exterior improvements include, carpentry, lighting, storefront glazing, doors, stuccowork, painting, signage, architectural shingles, landscape, irrigation.

The estimated cost of eligible exterior improvements is \$69,415. The applicant is eligible for a grant up to 33% of these costs not to exceed \$20,000; therefore, the applicant is requesting \$20,000, which is less than the percentage allowed, but is the maximum grant ceiling. The applicant is also investing approximately \$400,000 in capital improvements to the real property not eligible through this program. Thereby, the grant is leveraging \$19 for every \$1 of CRA grant funding.

On August 7, 2020, the Melbourne Downtown CRA Advisory Committee unanimously voted to recommend that City Council, as the CRA Board, approve \$20,000 in CRA funding to Arbos Holdings LLC, for the proposed façade improvements at 845 East New Haven Avenue.

Fiscal/Budget Impact:

Funding is available in Downtown Façade Improvements (56100552-582310) within the Downtown CRA operating budget.

Requested Action:

Approval of a Downtown Melbourne CRA Facade Improvement Program grant in the amount of \$20,000 for 845 East New Haven Avenue, and authorization for the City Manager to execute a grant agreement with the applicant.

Memorandum

To: Shannon M. Lewis, City Manager

Thru: Cindy Dittmer, AICP, Community Development Director

From: Doug Dombroski, Economic Development Manager

Re: **Melbourne Downtown CRA, Façade Improvement Program Application
DFG-2020-01 (845 East New Haven Avenue)**

Date: August 13, 2020

Façade Improvement Program Application

On June 4, 2020, a Melbourne Downtown Community Redevelopment Agency (CRA) Façade Improvement Program application was received for exterior renovations to a commercial building located at 845 East New Haven Avenue. The applicant is Arbos Holdings, Inc., which is the new property owner of the building.

The applicant is intending a complete exterior and interior renovation to the building for two new businesses. AriasBossinger Attorneys and Heritage Title will be the new office tenants locating in Downtown Melbourne. The applicant is proposing the following eligible exterior improvements to the building:

- Exterior carpentry at the soffit and doorway locations
- Installation of gooseneck lighting including the associated electrical wiring
- Installation of victorian metal roofing shingles at rear entrance
- Glazing work for new storefront glass and doors
- Stucco repairs and intallation
- Exterior painting
- Signage
- Landscape and irrigation

Photographs of the existing building and renderings of the proposed improvements are attached. The Historic and Architectural Review Board (HARB) approved the proposed exterior improvements on March 18, 2020 (Case No. A-2020-026).

The Downtown CRA Façade Improvement Program allows the applicant to receive a 33% grant reimbursement, up to \$20,000. The Program is provided to assist property

owners or businesses with exterior building improvements, which in turn, improves the appearance of the commercial district.

The estimated cost of eligible exterior improvements is \$69,415; therefore, the applicant is requesting \$20,000 in Program funding for the improvements. It should be noted that while the applicant may receive the maximum program amount, the grant would be approximately a 29% match, which is less than the 33% program match. Other capital improvements not covered by this Program are estimated at \$400,000, for a total private investment of \$469,415. Private leverage of capital investment is \$19 for every \$1 in grant funding provided for this project.

On August 7, 2020 the Downtown CRA Advisory Committee voted to recommend that City Council, as the CRA Board, approve \$20,000 in CRA funding to Arbos Holdings, LLC for the proposed façade improvements at 845 East New Haven Avenue.

The Program is a reimbursement grant; therefore, the applicant will not receive any funding until the exterior improvements are completed. Funding is available within the Downtown CRA budget line item #56100552-582310 "Downtown Façade Improvements" (\$20,000).

Recommendation

Approval of a Melbourne Downtown CRA Façade Improvement Program grant in the amount of \$20,000 for 845 East New Haven Avenue, and authorization for the City Manager to execute a grant agreement with the applicant.

845 E. New Haven Avenue



Proposed Front Façade



Existing Façade



845 E. New Haven Avenue

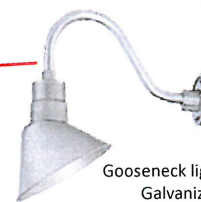


Proposed
Front Façade
Details

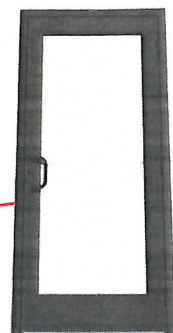
Blue Depths
Main

Just About White
Accent

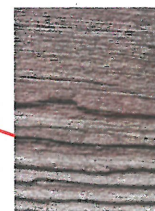
Wildwood
Trim & Sign



Gooseneck light
Galvanized



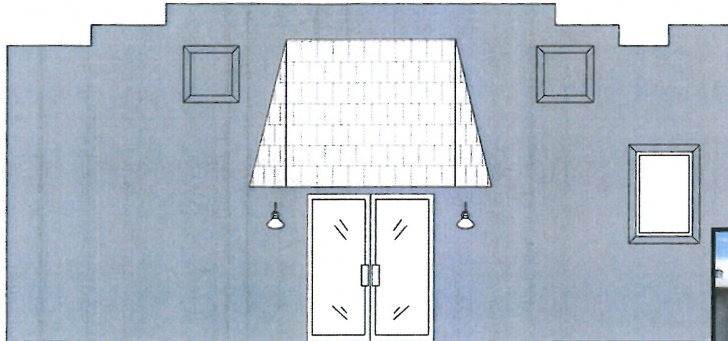
Commercial Door –
Autumn Brown Aluminum



Wood textured stucco -
Wildwood



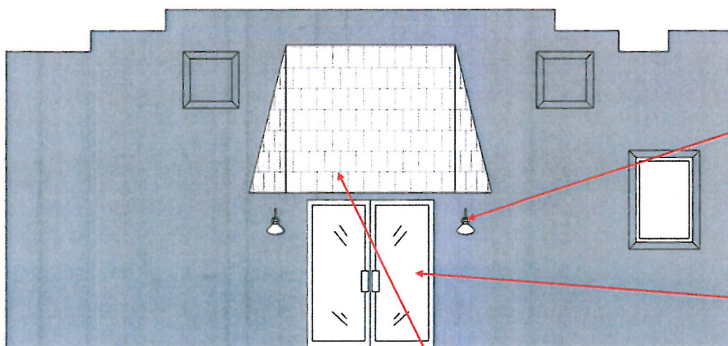
845 E. New Haven Avenue



Proposed Rear Façade



845 E. New Haven Avenue



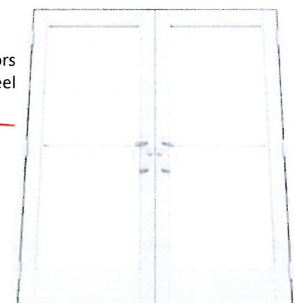
Proposed
Rear Façade
Details

Blue Depths
Main

Victorian Metal Shingles



Commercial Doors
Stainless Steel



Gooseneck lights
Galvanized

