

City of Melbourne

City Hall • 900 E. Strawbridge Avenue, Melbourne, FL 32901
(321) 608-7200 • Fax (321) 608-7219



Melbourne Downtown Community Redevelopment Agency

July 13, 2021, 6:30 PM

The following item will be heard during the regular meeting of the Melbourne City Council. The meeting will begin at 6:30 p.m. See full City Council agenda for location of the following item.

1. Façade reimbursement grant award of \$20,000 for façade improvements at 2412 S. Harbor City Boulevard and authorization for the City Manager to execute a grant agreement. (Applicant - Harbor Edge Investors, LLC)

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

Mayor Paul Alfrey and Council Members Yvonne Minus, Mimi Hanley, 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
July 13, 2021
City Manager's Item Report

Department:	Community Development
Presenter:	Cindy Dittmer
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 - 2412 S. Harbor City Boulevard.

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 2412 S. Harbor City Boulevard. The applicant is Harbor Edge Investors, LLC, which is the property management group.

Eligible improvements comprise an extensive renovation to the exterior of the building. The exterior improvements include new doors, new windows, lighting, painting, stucco enhancements and ADA accessibility.

The estimated cost of eligible exterior improvements is \$205,162. The applicant is eligible for a grant up to 50% of these costs not to exceed \$20,000; therefore, the applicant is requesting \$20,000, which is less than the eligible percentage, but is the maximum grant ceiling. The grant will be leveraging \$9.26 for every \$1 of CRA grant funding.

On June 4, 2021, the Melbourne Downtown CRA Advisory Committee unanimously voted to recommend that City Council, as the CRA Board, approve \$20,000 in CRA funding to Harbor Edge Investors, LLC, for the proposed façade improvements at 2412 S. Harbor City Boulevard.

Fiscal/Budget Impact:

Funding is available within the Downtown CRA operating budget line item #56100552-590340 "Reserve Future Project" for appropriation into #56100552-582310 Downtown Façade Improvement.

Requested Action:

Approval of a Melbourne Downtown CRA Façade Improvement Program grant in the amount of \$20,000 for 2412 Harbor City Boulevard 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: Shaun Rycroft, Planner
Re: **Melbourne Downtown CRA, Façade Improvement Program Application DFG-2021-02 (2412 S. Harbor City Blvd.)**
Date: July 1, 2021

Façade Improvement Program Application

On April 7, 2021, a Melbourne Downtown Community Redevelopment Agency (CRA) Façade Improvement Program application was received for exterior renovations for a commercial building located at 2412 S. Harbor City Boulevard. The applicant is Harbor Edge Investors, LLC, which is the property manager.

The applicant is proposing a complete exterior and interior renovation to the site. The applicant is planning the following eligible exterior improvements to the building:

- Exterior painting
- Façade improvements to doors and windows
- Stucco
- Exterior lighting
- ADA access improvements

The Downtown CRA Façade Improvement Program allows the applicant to receive a 50% 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 \$205,162. The applicant is requesting the maximum award of \$20,000 in program funding, however, it is far less than 50% of the project cost. Additionally, the project leverages \$9.26 of private investment for every grant dollar.

On June 16, 2021, the Historic and Architectural Review Board (HARB) approved the proposed improvements as presented with the additional stipulation that the north

exterior wall is finished in stucco prior to painting in the approved color scheme. (HARB2021-0039).

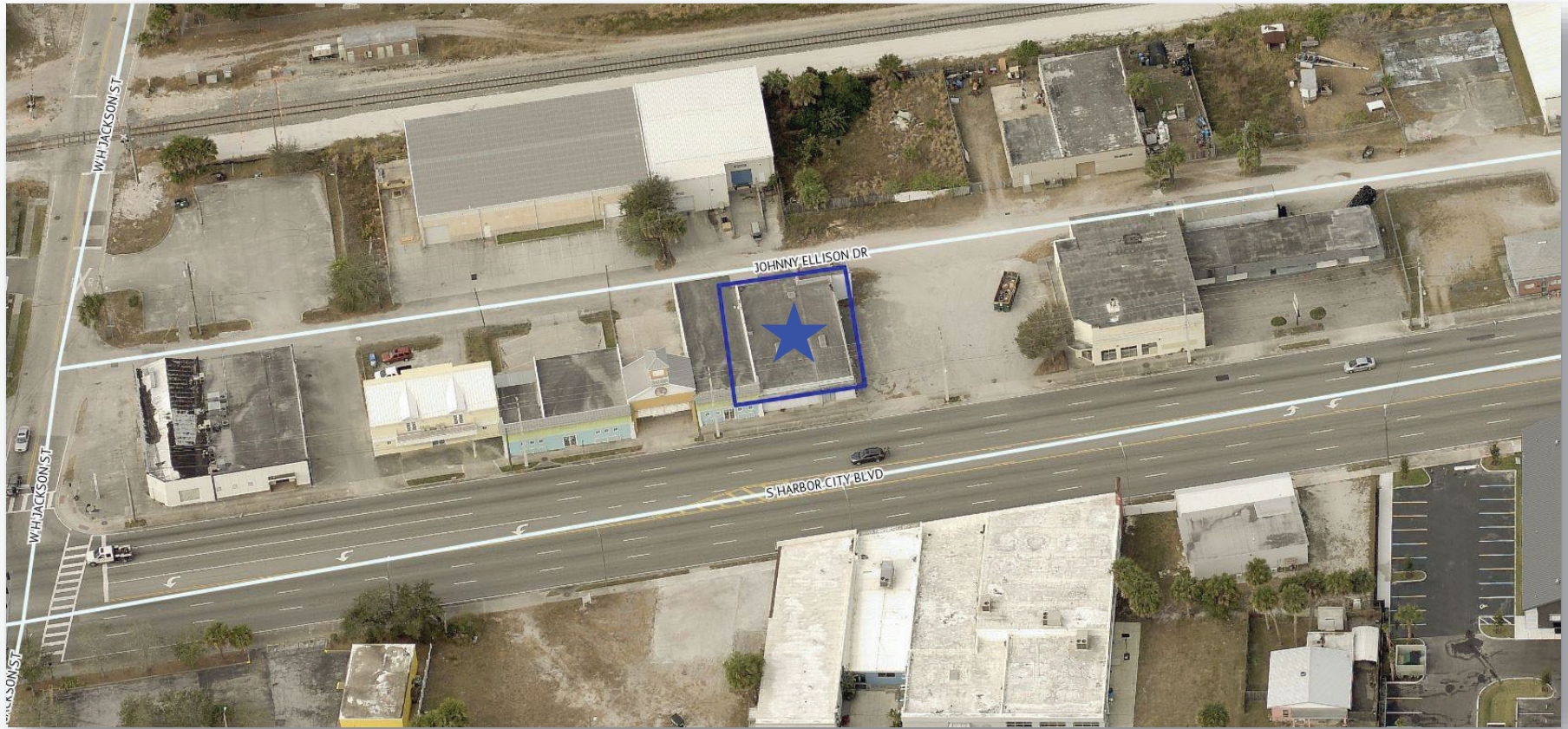
On June 4, 2021 the Melbourne Downtown CRA Advisory Committee voted to recommend City Council, as the CRA Board, approve \$20,000 in CRA funding to Harbor Edge Investors, LLC, for the proposed façade improvements at 2412 S. Harbor City Boulevard.

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 #56100552-590340 "Reserve Future Project".

Recommendation

Approval of a Melbourne Downtown CRA Façade Improvement Program grant in the amount of \$20,000 for 2412 S. Harbor City Blvd, and authorization for the City Manager to execute a grant agreement with the applicant.

Project Site: 2412 S. Harbor City Boulevard



Façade Project- Before Renovation

2412 S. Harbor City Boulevard



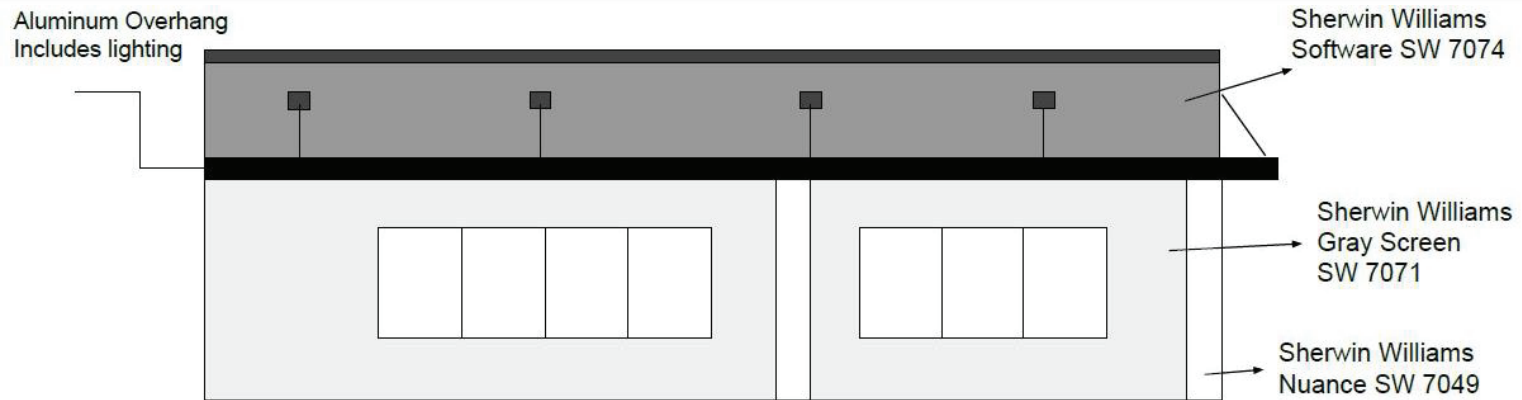
Existing Front,
East Façade - US 1/Harbor City Blvd.



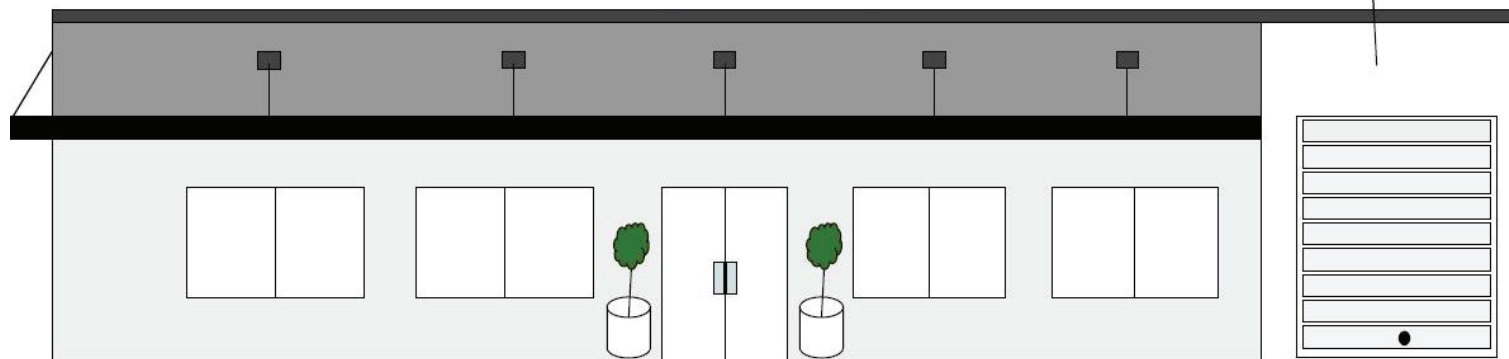
Existing Parking Lot,
North Façade



Façade Program Proposed Renovation 2412 S. Harbor City Boulevard



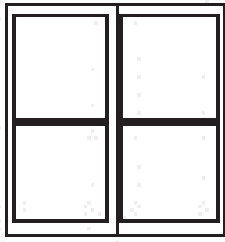
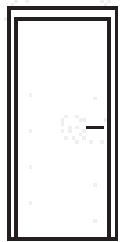
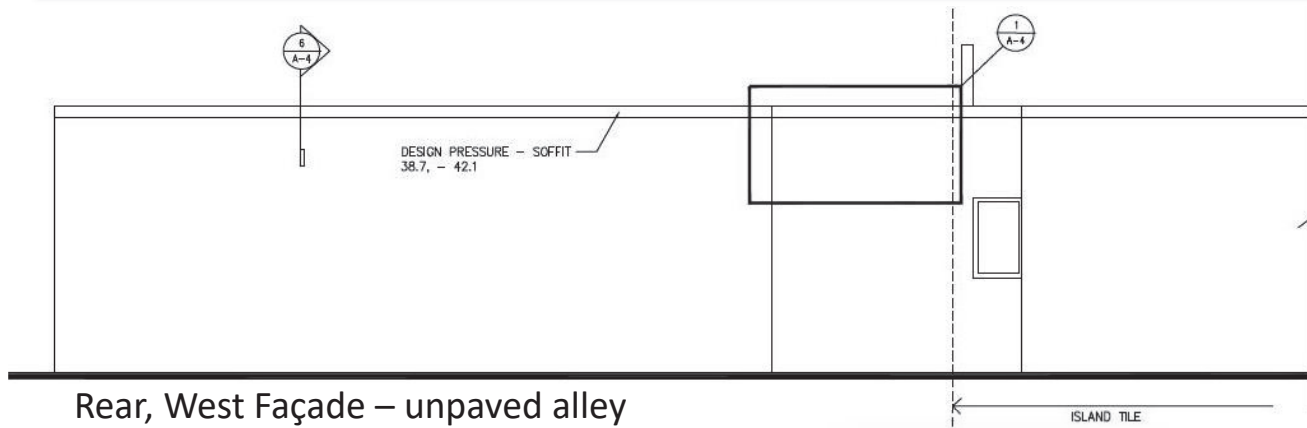
Front, East Façade - US 1/Harbor City Blvd.



Parking Lot, North Façade



Façade Program Proposed Renovation 2412 S. Harbor City Boulevard



Door Types

