



Community Redevelopment Agency PROPERTY IMPROVEMENT PROGRAM



Program Description

The CRA Property Improvement Program is designed to encourage visible, exterior improvements to any existing commercial property or buildings and to encourage private investment within the target area. The CRA will provide 80% of the project cost, as a reimbursement, up to a maximum of \$20,000 per property to supplement private funds to pay for the design and construction of property improvements.

EXAMPLE

Project Cost:	\$25,000.00
CRA Program (maximum):	\$20,000.00
Owner's Responsibility:	\$ 5,000.00

Eligible Activities

- exterior painting, stucco or siding
- installation of awnings
- new windows and/or doors
- exterior signage
- landscaping
- parking lot improvements
- repair or addition of exterior architectural elements (e.g., addition or improvement of balconies, porches, entryways or arcades)
- lighting
- decorative pavement
- dumpster enclosures
- fencing

NOTE: All architectural designs, materials and colors must be consistent with the target area Community Redevelopment Plan and Land Development Regulations.

Program Requirements/Guidelines

- All improvements to the property must be visible from the public right-of-way.
- Only one project award shall be made per property within a four-year period.
- Applicant must be in business for two years before application.
- A property must be in compliance with state and/or federal rules such as ADA, etc.
- If the property has active code violations, i.e., dumpsters, fences, etc., those activities must be included in the application.
- Properties listed for sale may not apply.
- Applicants may re-apply if deadlines are missed, which would result in the cancellation of the application. (*Re-application does not guarantee availability of funding and/or approval.*)
- Adjoining parking lots, roofs and landscaping are ineligible as standalone projects; however, they may be included as a component of the eligible improvements as described above and will only be considered in conjunction with the overall physical facade improvements to the structure.



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- The CRA Board will evaluate submissions and have discretion in selecting those that advance the neighborhood, will be a catalyst for other businesses and complement area improvements. The CRA Board may request applicants to revise applicable improvements to further enhance the overall property and area where the improvements are located.
- An application (or multiple applications submitted in tandem) that improves one full block or represents large scale redevelopment for one of the targeted areas may be eligible for additional funding at the discretion of the CRA Board.
- Funds will NOT be provided on a retroactive basis for work that was completed before an application is submitted and approved by Martin County. The application must be completed and submitted before the project is initiated.
- New construction is not eligible.
- Business cannot be part of a national chain.
- Historic building demolition is not eligible

PLEASE NOTE: The Property Improvement Program benefits are contingent upon funding availability and CRA approval and are not to be construed as an entitlement or right of a property owner or applicant. Properties in the CRA areas are not eligible for CRA funded programs when such funding conflicts with the goals and or objectives of any County code or State statute.

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