

**CITY OF CLERMONT
COMMUNITY REDEVELOPMENT AGENCY (CRA)
6:30 PM, Tuesday, September 9, 2014**

**Council Chambers
685 West Montrose Street**

CALL TO ORDER

Item No. 1 - Meeting Minutes

Consider approval of the minutes of
the July 8, 2014 CRA meeting.

Item No. 2 - CRA Incentive Program - Facade
Improvement Grant Program

2014-21 FIGP, SCCB, LLC for Ballard
Financial Group at 773 W. Montrose St.

Item No. 3 - CRA Incentives Summary

Discussion

ADJOURN

Any person wishing to appeal any decision made by the City Council at this meeting will need a record of the proceedings. For that purpose, such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based. In accordance with the Americans with Disabilities Act (ADA), if any person with a disability defined by the ADA needs special accommodation to participate in this proceeding, then not later than two business days prior to the proceeding he/she should contact Clermont, City Clerk's Office, 352-241-7331.

Please be advised that if you intend to show any document, picture, video or items to the Council or Board in support or opposition to any item on the agenda; a copy of the document, picture, video or item must be provided to the City Clerk for the City's records.

City of Clermont
Community Redevelopment Agency
July 8, 2014

The Community Redevelopment Agency (CRA) met on Tuesday, July 8, 2014 in the Council Chambers at City Hall. Community Redevelopment Agency Chairman Turville called the meeting to order at 6:34pm with the following members present: Mary Jo Pfeiffer, Timothy Bates, Keith Mullins, and Ray Goodgame. Other City officials present were: City Manager Gray and City Clerk Ackroyd.

Absent – Board Member Van Wagner

Board Member Bowman has resigned from the board.

New Business

Item No. 1 Meeting Minutes

Community Redevelopment Agency meeting minutes of May 11, 2014.

Board Member Mullins moved to approve the minutes; seconded by Board Member Goodgame. The motion passed with all members present voting aye.

Item No. 2 Facade Improvement Grant B & B Properties USA, Inc.

Economic Development Director Hitt presented the grant request for the Façade Improvement Grant Program. Applicants are eligible for up to \$5,000 per storefront or street side with at least a 25 percent match. This application has 2 street fronts – W. Montrose Street and 8th Street. The CRA criterion requires no physical renovation or work be done until approved by the CRA, a contract was completed and Notice to Proceed was issued. The business is 795 W. Montrose Street. The request is to clean and paint and new windows and doors. Three quotes have been attained for the requested items as required by the criteria. The total low bid is \$12,290. The request is for \$9,217.50 and the applicant cost/match is \$3,072.50 which equals 25 percent. Staff recommended approval.

Mayor Turville opened the public hearing. There were no comments. Mayor Turville closed the public hearing.

Board Member Mullins moved to approve; seconded by Board Member Bates. The motion passed with all members present voting aye.

Adjourn: With no further business, the meeting adjourned at 6:37pm. .

APPROVED:

Harold S. Turville, CRA Chairman

ATTEST:

Tracy Ackroyd, City Clerk



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Council Meeting Date								
Tuesday, September 9, 2014								
Agenda Item Name								
CRA Incentive Program - Facade Improvement Grant Program								
Requested Action								
Move to approve FIGP								
Staff Report								
Application: 2014-21 FIGP, Ballard Financial Group at 773 W. Montrose St. Facade Improvement Grant Program applicants are eligible for up to \$5,000 per storefront (or street side) with at least a 25% match. Three quotes have been obtained for all items and the applicant is requesting the following items: * Upper fabric awning and logo (\$1,840 low bid) * New lights and electric (\$452 low bid) CRA FIGP: \$ 1,719.00 Applicant: \$ 573.00 (25%) Total: \$ 2,292.00								
Legal Impact								
Additional Analysis								
Fiscal Impact Summary								
Fiscal Impact	Fund Number and Description	Available Budget Amount						
Exhibits Attached (copies of original agreements)								
<table border="0"><tr><td>1. #2014-21 FIGP, Ballard application</td><td>#2014-21 FIGP Ballard app.pdf</td></tr><tr><td>2. #2014-21 FIGP, 773 W. Montrose St. - before Picture</td><td>Pics before 773 Montrose, Ballard Financial.pdf</td></tr><tr><td>3. Cycle #15 Area Map, #2014-21 FIGP</td><td>Cycle 15 aerial map CRA9-9-14.pdf</td></tr></table>			1. #2014-21 FIGP, Ballard application	#2014-21 FIGP Ballard app.pdf	2. #2014-21 FIGP, 773 W. Montrose St. - before Picture	Pics before 773 Montrose, Ballard Financial.pdf	3. Cycle #15 Area Map, #2014-21 FIGP	Cycle 15 aerial map CRA9-9-14.pdf
1. #2014-21 FIGP, Ballard application	#2014-21 FIGP Ballard app.pdf							
2. #2014-21 FIGP, 773 W. Montrose St. - before Picture	Pics before 773 Montrose, Ballard Financial.pdf							
3. Cycle #15 Area Map, #2014-21 FIGP	Cycle 15 aerial map CRA9-9-14.pdf							



**City of Clermont - CRA
FACADE IMPROVEMENT GRANT PROGRAM
Application**

This application, along with all required information should be submitted to:

James Hitt, Economic Development Director
Clermont Economic Development Department
685 W. Montrose Street
Clermont, Florida 34711

Office Use

Application No. 2014-21 FIGP

The Clermont CRA review and approval will be conducted at the next available meeting. This application and all attachments to it constitute public records. Call (352) 241-7305 if you have any questions about the Facade Improvement Grant Program.

I. APPLICANT

Name: SCCB, LLC

Address: 773 W. Montrose St.

Telephone: 352-404-9990 Fax: _____

E-Mail: ltcexpert@hotmail.com

II. PROPERTY OWNER (If same as applicant, go to Section III)

Name: _____

Address: _____

Telephone: _____ Fax: _____

E-Mail: _____

III. PROPOSED PROJECT

Project/Business Name: Ballard Financial Group

Address: 773 W. Montrose St.

A. Is the project within the CRA project area of the City of Clermont? Yes ☒ No ☐

B. Project General Description. Please provide the following:

1. Color photographs clearly showing existing condition of the facade, neighboring buildings, and rear entrances. Historic photos if available.
2. Paint color samples for all colors planned. (if applicable)
3. Awning fabric and color sample. (If applicable)
4. Attach site plan and/or sketch plans and specifications detailing the scope of work.
5. Licensed Contractors – Three (3) written quotes to be used for projects up to \$25,000. Projects over \$25,000 must be bid.

- C. Cost of Required Structural/Code Improvements, if any (attach itemized list and cost estimates).
- D. Total cost of Exterior Improvements (attach itemized list and cost estimates).
\$ 2,292.00
- E. Dollar amount requested: \$ 1,719.00
- H. Applicant cost (minimum 25% of Dollar amount requested): \$ 573.00
- I. Percent of total financial commitment by applicant (Applicant cost ÷ Total cost) for planned improvements. 25 % OK

IV. SATISFACTION OF GRANT CRITERIA

Explain in written detail on a separate sheet; how your proposal meets each one of the listed criteria set forth in the Facade Improvement Grant Guidelines. By filing this application, the Applicant agrees and understands that this grant is given at the sole discretion of the Clermont CRA and these criteria are used solely to evaluate Applicant's project and do not create an entitlement to funding.

ANY COST FOR WORK PREVIOUSLY COMPLETED PRIOR TO AN APPROVED APPLICATION CANNOT BE REIMBURSED UNDER ANY CIRCUMSTANCE. DO NOT START ANY PHYSICAL RENOVATIONS UNTIL AFTER FINAL APPROVAL BY THE CITY/CRA, COMPLETION OF THE CONTRACT WITH THE CITY & NOTICE TO PROCEED HAS BEEN ISSUED.

In addition, any grant funding award is on a first come, first served basis. Application funding shall be in accordance with the established FIGP Criteria, City Land Development Codes and the approved Architectural Standards for the City.

V. CERTIFICATION

Applicant hereby certifies under penalty of perjury, that all information provided is complete, current, accurate and truthful.


 Signature
Chris Ballard
 Print

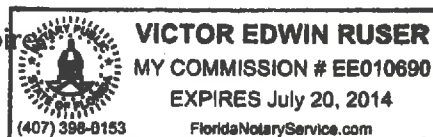
8-2-14
 Date

**STATE OF FLORIDA
 COUNTY OF LAKE**

The foregoing instrument was acknowledged before me on this 2 day of August, 2014 by Christopher Ballard who is personally known to me or has produced Florida DL as identification and who did (did not) take an oath.


 Notary Signature
Victor Ruser
 Print

Notary Public
 My Commission expires



CRA – FIGP, Incentive Program

SCCB, LLC – Ballard Financial Group
773 W. Montrose St.

#2014-21 FIGP

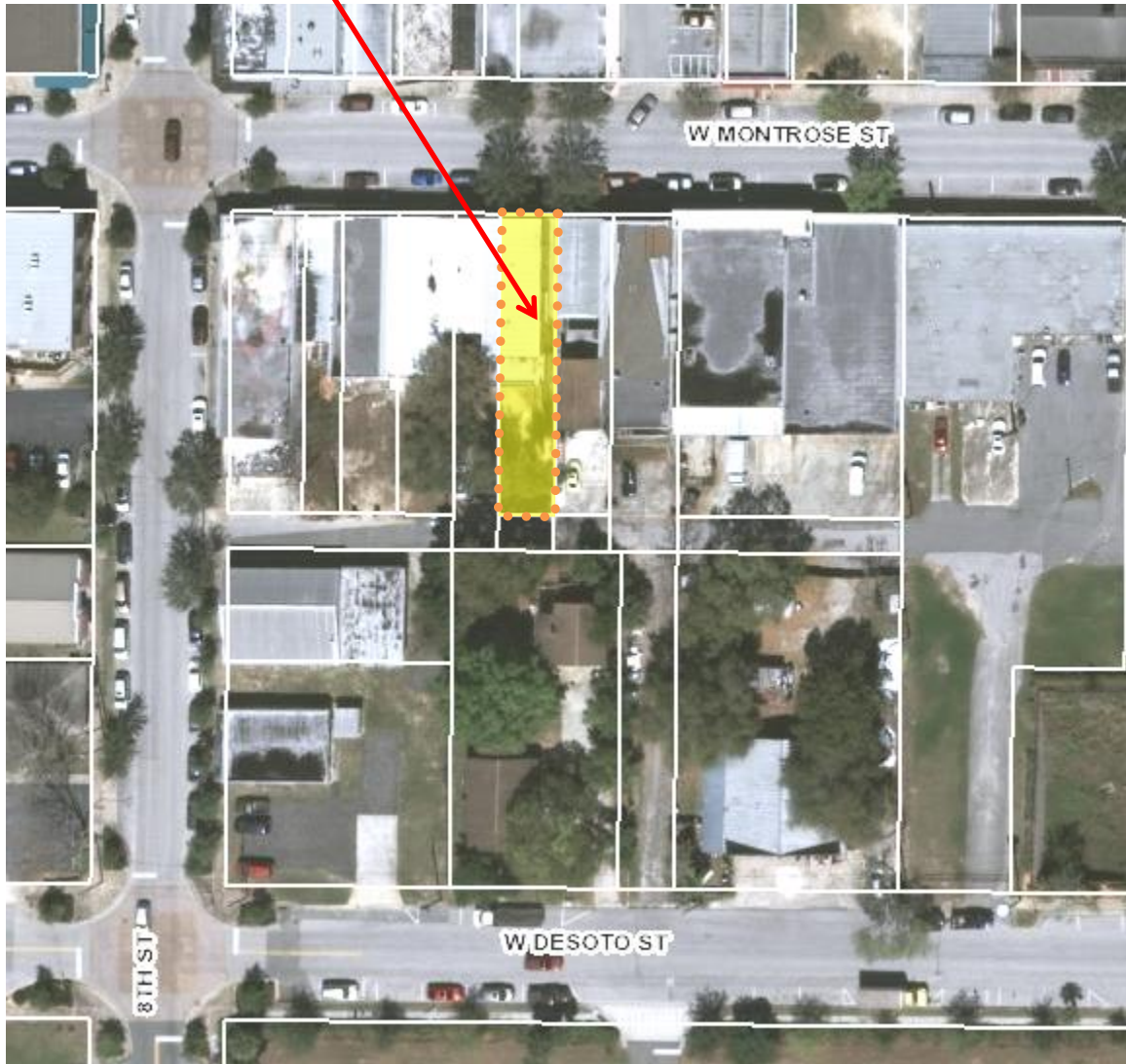


CRA – Incentive Programs

Cycle 15 - Façade Improvement Grant Program

Applicant: SCCB, LLC – Ballard Financial Group
773 W. Montrose St.

#2014-21 FIGP





CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Council Meeting Date			
Tuesday, September 9, 2014			
Agenda Item Name			
CRA Incentives Summary			
Requested Action			
Staff Report			
Attached is the updated CRA Incentives Summary List for the four active programs in the Downtown & Waterfront area. Since the beginning of the incentive programs, there have been 28 applications processed for 19 participants and buildings, with 33 businesses benefiting. Considering only the money regarding the grants, about \$278,000 has been applied to the buildings covering improvements that included the following: awning, painting, stucco, windows, doors, electric and lights, signs, air conditioning, plumbing, and even a dumpster enclosure. Because the applicants do much more than just the grants, the true improvement costs would actually be closer to half a million. All these improvements are exactly what the programs were originally intended and has been a great success for the downtown.			
Legal Impact			
Additional Analysis			
Fiscal Impact Summary			
Fiscal Impact	Fund Number and Description	Available Budget Amount	
Exhibits Attached (copies of original agreements)			
1. CRA Incentives Summary List			CRA Grants-ALL Summary 9-1-14.pdf

City of Clermont

CRA Incentives - \$ Summary List (as of 9/1/2014)

FIGP – Façade Improvement Grant Program

BCAP – Building Code Assistance Program

IFAP – Impact Fee Assistance Program

BPRP – Building Permit Refund Program



Business - Contact Name	Location Address	Incentive type (FIGP, BCAP IFAP, BPRP)	Notes (work completed)	Grant Approved	Grant Amount Total Project/ Grant award
Jennifer Hochell Pressimone <i>Clermont Herb Shoppe & Day Spa</i>	702 W. Montrose St.	FIGP	Painting & Signs	8/10/10 #2010-01 FIGP	\$ 6,758.00 \$ 5,000.00
Mary Jo Pfeiffer-William Laboy <i>The Vintage View</i>	789 W Montrose St.	FIGP	Mansard demo and new fabric awning	8/10/10 #2010-02 FIGP	\$ 3,125.00 \$ 2,343.75
Jon & Rosemary Demott <i>Dancewear Corner Inc.</i>	791 W. Montrose St.	FIGP	Mansard demo and new fabric awning.	9/16/10 #2010-03 FIGP	\$ 2,165.00 \$ 1,623.75
Marjorie Morphet <i>Totally Unique</i>	786 W. Montrose St.	FIGP	New fabric awning	11/30/10 #2010-04 FIGP	\$ 1,190.00 \$ 892.50
Alan & Katherine Pool <i>801 City Grill</i>	801 W. Montrose St.	FIGP	New fabric awnings, Paint & Drystack stone work	11/30/10 #2010-05 FIGP	\$ 13,139.50 \$ 10,000.00
Michael Hoskinson <i>Village Hair Center Barber Shop</i>	769 W. Montrose St.	FIGP	New fabric awning, remove old hardee board, Paint, 2 new doors, 2 new windows	3/22/11 #2011-06 FIGP	\$ 5,656.65 \$ 4,077.26
Susan Inez Manning <i>Perez Dentistry & Cheeser's Palace Café</i>	701 & 707 W. Montrose St.	FIGP	Paint & dumpster enclosure	3/22/11 #2011-07 FIGP	\$7,909.60 \$5,932.20
Matthew Rhoda <i>Vineyards of the World (Wine Bar)</i>	712 W. Montrose St.	FIGP	Paint and new fabric for awning	9/27/11 #2011-08 FIGP	\$4,075.00 \$2,850.00
Yellymary Montalvo <i>Vineyards of the World (Wine Bar)</i>	712 W. Montrose St.	IFAP	½ the Impact fees	9/27/11 #2011-01 IFAP	\$2,518.43 \$2,518.43
Edward & Linda Apodaca <i>Clermont Office Suites</i>	836 W. Montrose St.	FIGP	Paint	9/28/12 #2012-09 FIGP	\$1,900.00 \$1,425.00
Edward & Linda Apodaca <i>Clermont Office Suites</i>	836 W. Montrose St.	FIGP	Awnings (2 front, 1 rear)	11/13/12 #2012-10 FIGP	\$1,086.30 \$ 814.73
Michelle Formato <i>Appletree Ink & Domestique</i>	761 & 763 W. Montrose St.	FIGP	Paint, lath & Stucco, and 2 new windows	11/13/12 #2012-11 FIGP	\$6,907.80 \$5,000.00

Alan Pool (9 business units)	628-650 8 th St. & 810 W. Montrose St.	FIGP	Faux brick painting	6/25/13 #2013-12 FIGP	\$29,900 \$22,425
Territo Development Corp. Angela & Joseph Territo <i>The Barn Yarn</i>	713 W. Montrose St.	FIGP	Brick façade & metal awning	9/24/13 #2013-13 FIGP	\$16,636.00 \$5,000
Territo Development Corp. Angela & Joseph Territo <i>The Barn Yarn</i>	713 W. Montrose St.	BCAP	4 ton AC, 14 SEER A/C unit with wiring & duct work	10/22/13 #2013-1 BCAP	\$11,775.00 \$5,000.00
Sandra Lawson (4 business units)	692 W. Montrose St.	FIGP	Paint & new awnings	9/24/13 #2013-14 FIGP	\$8,406.75 \$6,305.06
Alan Pool <i>801 City Grill</i>	801 W. Montrose St.	FIGP	Roll-up shade curtains for outside porch	10/22/13 #2013-15 FIGP	\$7,900.00 \$5,000.00
Curtis Evans <i>The Lab</i> (Hair Studio)	650 7 th Street	FIGP	Paint, soffit/mansard repair, doors and windows	12/10/13 #2013-16 FIGP	\$9,752.00 \$4,391.25
Curtis Evans <i>The Lab</i> (Hair Studio)	650 7 th Street	BCAP	2 ½ ton A/C unit with wiring & duct work	12/10/13 #2013-3 BCAP	\$10,050.00 \$5,000.00
Brian Hess <i>Tattletale Portable Alarm Systems</i>	1166 Short St.	BCAP	4 ton & 5 ton, 13 SEER A/C units with wiring & duct work	10/22/13 #2013-2 BCAP	\$17,602.00 \$5,000.00
Victoria Schulte <i>Victoria's</i>	721 West Ave.	FIGP	Stucco, masonry/stone, paint, 2 new awnings, exterior lights, elec. Panel move, new sign	5/13/14 #2014-17 FIGP	\$6,043.46 \$4,532.58
Leila Shanoff <i>Erika's Tea Room & Gifts</i>	787 W. Montrose St.	FIGP	Stucco, clean/paint, 2 new awnings, exterior lights	5/13/14 #2014-18 FIGP	\$11,220.00 \$5,000.00
Leila Shanoff <i>Erika's Tea Room & Gifts</i>	787 W. Montrose St.	BCAP	5 ton AC unit with wiring & duct work; emergency light, exit lights & fire extinguishers	5/13/14 #2014-4 BCAP	\$22,890.00 \$5,000.00
Leila Shanoff <i>Erika's Tea Room & Gifts</i>	787 W. Montrose St.	BPRP	Permit refund	5/13/14 #2014-1 BPRP	\$642.18 \$321.09
Lilly Pad Lodge (Strom)	848 W. Osceola St.	FIGP	Stair repair (Structural), clean & paint, window shutters, exterior lights, signage	5/13/14 #2014-19 FIGP	\$15,085.00 \$5,000.00
Lilly's on the Lake (Strom) <i>Lilly's on the Lake</i>	846 W. Osceola St.	BPRP	Permit refund	5/13/14 #2014-2 BPRP	\$3,180.63 \$1,590.31
Lilly's on the Lake (Strom) <i>Lilly's on the Lake</i>	846 W. Osceola St.	IFAP	Impact fee Assistance	5/13/14 #2014-2 IFAP	\$39,866.97 \$5,000.00
B&B Properties USA, Inc. (Bishop)	795 W. Montrose St.	FIGP	Paint, new windows and doors	7/8/14 #2014-20 FIGP	\$12,290.00 \$9,217.50

28 applications processed 19 participants, 19 buildings 33 Businesses		Façade & Impact Fee programs used		\$ Total Projects Grants share Applicant share (51.1%)	\$278,671.27 \$ 136,260.41 \$142,410.86

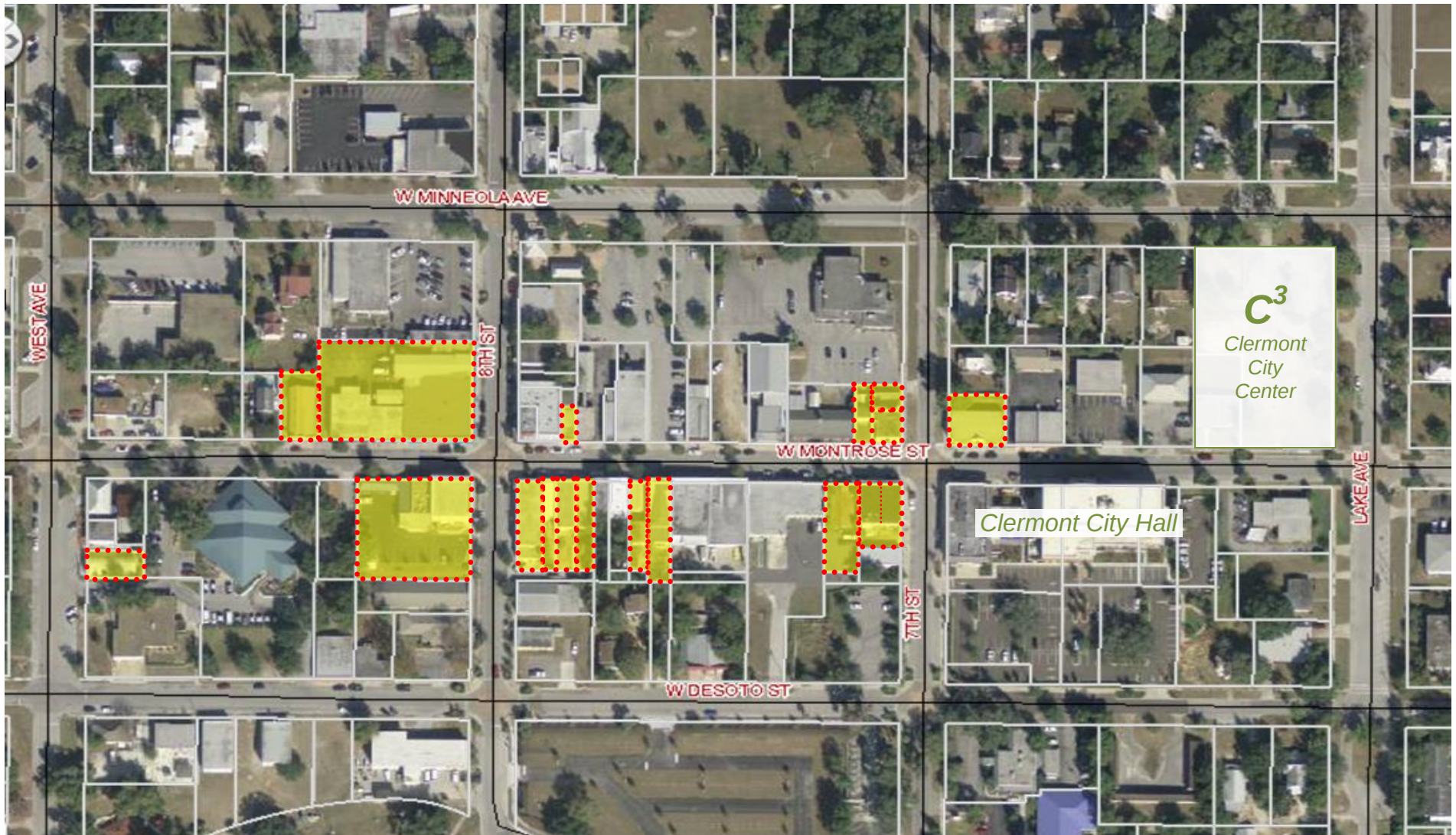
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CRA – Incentive Programs

Façade Improvement Grant Program ~ Building Code Assistance Program ~ Impact Fee Grant Program ~ Building Permit Refund Program

28 applications; 19 participants; 19 buildings; 33 businesses

W. Montrose St.: 810, 801, 795, 791, 789, 787, 786, 769, 763, 761, 713, 712, 702, 707 & 701; 628-650 8th Street; 650 7th Street; 721 West Ave.;
848 & 846 W. Osceola St. (next page); 1166 Short Street (next page)



848 & 846 W. Osceola St.



1166 Short Street



CRA Incentives
Façade Improvement Grant Program
(Exterior pictures only)

Clermont Herb Shoppe & Day Spa
702 W. Montrose St.

#2010-01 FIGP

➤ Before



➤ After



Vintage View
789 W. Montrose St.

#2010-02 FIGP

➤ Before



➤ After



Dancewear Corner
791 W. Montrose St.

#2010-03 FIGP

➤ Before



➤ After



Totally Unique
786 W. Montrose St.

#2010-04 FIGP

➤ Before



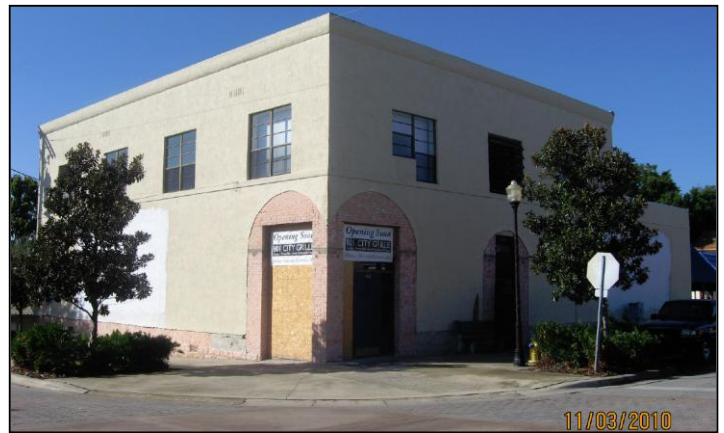
➤ After



801 City Grill
801 W. Montrose St.

#2010-05 FIGP

➤ Before attached



➤ After



Village Hair Centre
769 W. Montrose St.

#2011-06 FIGP

➤ Before



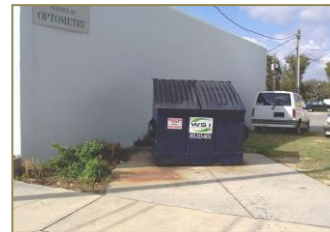
➤ After



Cheeser's Palace Café & Perez Dental
701 & 707 W. Montrose St.

#2011-07 FIGP

➤ Before



➤ After



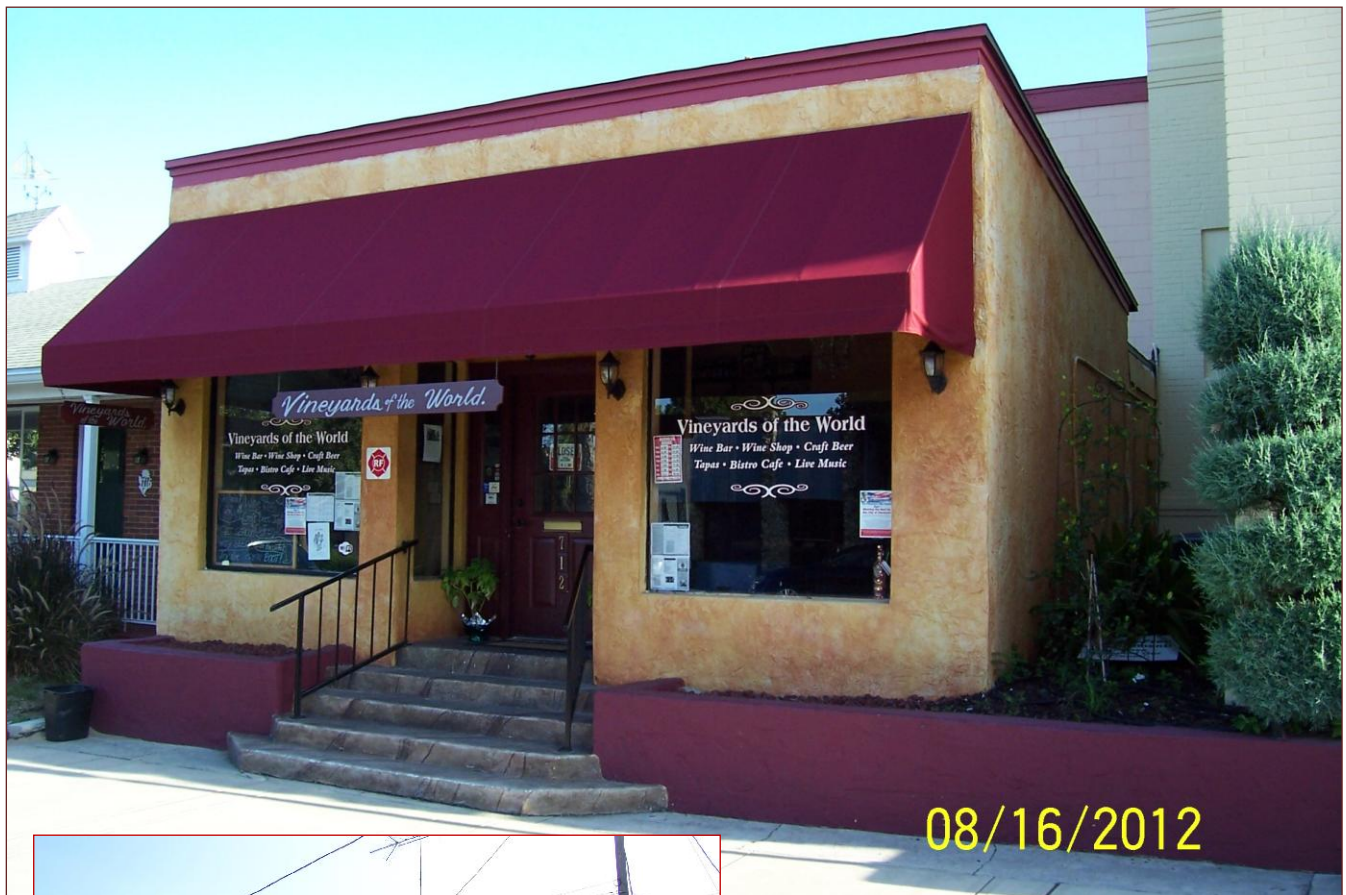
Vineyards of the World (Wine Bar)
712 W. Montrose St.

#2011-08 FIGP & #2011-01 IFAP

➤ Before



➤ After



Clermont Office Suites
836 W. Montrose St.

#2012-09 FIGP

➤ Before



➤ After



Clermont Office Suites
836 W. Montrose St.

#2012-10 FIGP

➤ Before



➤ After – front, side and rear



Appletree Ink and Domestique Furnishings & Decor
761 & 763 W. Montrose St.

#2012-11 FIGP

➤ Before



➤ After



Alan Pool (multiple tenants)
628-650 8th St. & 810 W. Montrose St.

#2013-12 FIGP

➤ Before



➤ After

Same colors, new paint.

Territo Development Corporation – The Barn Yarn
713 W. Montrose St.

#2012-13 FIGP & #2013-1 BCAP

➤ Before



➤ After



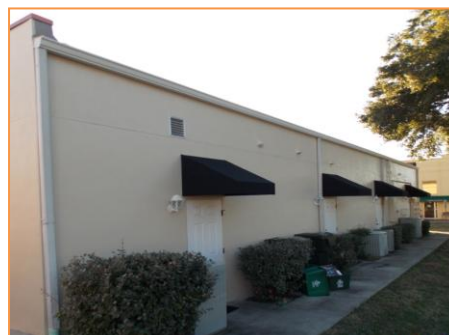
Sandra Lawson (four units)
7692 W. Montrose St.

#2012-14 FIGP

➤ Before



➤ After



Alan Pool – 801 City Grill
801 W. Montrose St.

#2012-15 FIGP

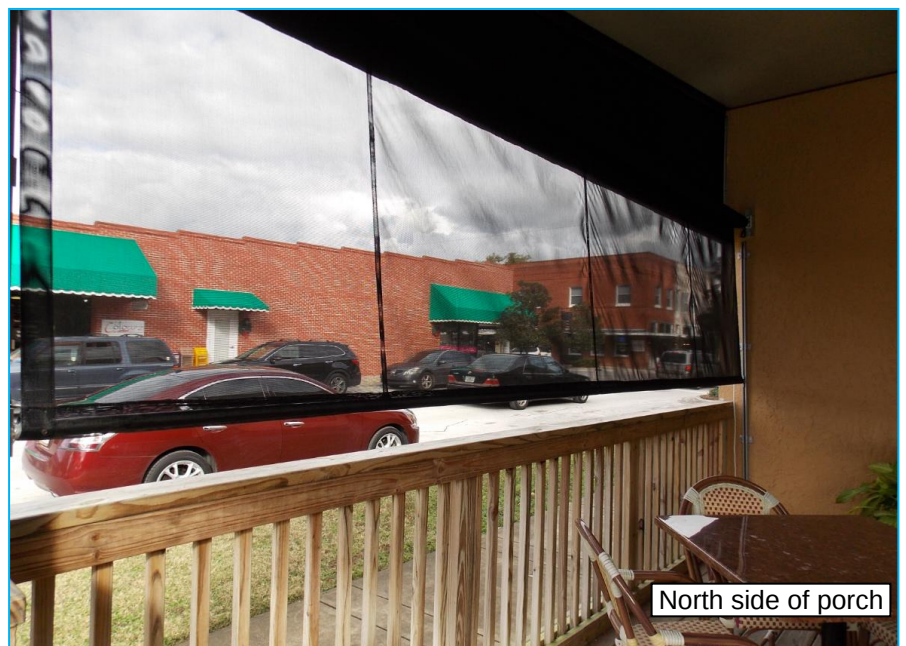
➤ Before



➤ After



Shade covers



Curtis Evans – The Lab (Hair Studio)
650 7th Street

#2012-16 FIGP & #2013-3 BCAP

➤ Before



➤ After



Victoria's
721 West Ave.

#2014-17 FIGP

➤ Before



➤ After



Erika's Tea Room & Gifts
787 W. Montrose St.

#2014-18 FIGP & #2014-4 BCAP

➤ Before



➤ After



Lilly Pad Lodge (Strom)
848 W. Osceola St.

#2014-19 FIGP

➤ Before



➤ After

B & B Properties USA, Inc. (Bishop)
795 W. Montrose St.

#2014-20 FIGP

➤ Before



➤ After