



Commercial Property Improvement GRANT PROGRAM

Riviera Beach Community Redevelopment Agency

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One of the cornerstone missions of the Riviera Beach Community Redevelopment Agency is to bolster economic development within the CRA District and the City as a whole.

The Property Improvement Program is a grant program targeting commercial property owners who are in desperate need of improvements to the exterior portions of the property.

The program is designed to encourage our business owners to invest in their own capital in improvement while encouraging participation from our local contractors. The program is designed also as a 4:1 public/private fund matching program capped at \$40,000.

We are proud to feature two of our six Property Improvement Grant Program recipients:

- Riviera Beach Integrated Care
- Get Wet Plaza (Get Wet Watersports/RJ's Caribbean Cuisine)



Attention
Riviera Beach CRA District
Commercial Property Owners:

RECEIVE UP TO \$40,000 IN GRANTS

Now is the time to enhance the external appearance of your commercial property with grants from the Riviera Beach CRA.

Property Beautification Grant Program - \$4,000
The Property Beautification Grant Program funds 100% of the cost to paint, landscape and/or pressure clean an existing building in the Riviera Beach CRA, up to \$4,000. Labor and materials may be contributed by the CRA in lieu of all or a portion of the grant award.

Property Improvement Grant Program - \$40,000
The Property Improvement Grant Program provides eligible applicants with a grant up to \$40,000 based on \$1 private for every \$4 in public funds match criteria. All proposed improvements must meet the CRA's Design Guidelines and be approved by the CRA Board.

To Get More Information, Visit Us At:
www.rbcra.com/2017GrantProgram
Or Call Us At: 561-844-3408



Riviera Beach Integrated Care



Dr. Monique Wellons is a businessowner and native of the City of Riviera Beach. Dr. Wellons opened her Clinic in 2016 and faced some challenges making the necessary improvements to the property.

Dr. Wellons stated that the building needed a significant signage package, a fresh coat of paint on the building's exterior and aluminum fencing around the entire perimeter of the property.



Riviera Beach Integrated Care

The total rehab cost **\$32,750**, in which the business owner invested \$6,550 and the Agency reimbursed the remaining amount.

Dr. Wellons has made a commitment to this community to provide comprehensive access to proper healthcare regardless of socioeconomic status and the CRA wholeheartedly supports her efforts.



Get Wet Plaza

Get Wet Watersports has been in business since 2005 and plays a significant role in the City's tourism activities. They provide aquatic, cultural and parasailing activities for visitors as well as local residents.

RJ's Caribbean Restaurant is owned and operated by a local resident and has been in operation for less than two years. RJ's provides a delicious and versatile food option to the city's main thorough-fare.

BEFORE



Get Wet Plaza

The applicant was awarded **\$40,000** of grant funding and invested \$14,325 of their own dollars to the project.

The applicant completed the installation of new metal roofing, enhanced landscaping, and a fresh coat of paint.

Both businesses add to the City's economic development by employing over fifteen employees who are also local residents.



Innovation

By encouraging improvements to the exterior of buildings, including landscaping, the CRA was able to influence and incentivize owners to spruce up their properties and reduce the sense of blight in the district. The 4-to-1 funding by the CRA was a significant incentive for property owners. For instance, adding fencing discouraged vagrants and enhanced security for all patrons of the businesses, thus increasing business patrons and ultimately revenue.

Installing new fencing in strategic areas leads to increased sense of security for patrons. This leads to more patrons, which leads to more revenue for businesses, which results in more investment in improvements.



Community Impact

Our beautification efforts which are a part of our master plan, directly targets our main thoroughfares.

The impact from this initiative can be quickly felt in three distinct areas:

- **The CRA District beautification plan, local employment rates, and resulting in an increase in taxable income.**
- **All projects that receive grant funding for signage, painting, and façade improvement will support future development guidelines.**
- **The effect on economic stabilization is apparent when examining the number of local residents employed by the businesses receiving funding.**



Funding

TIF funds were used to help pay for the improvements. The result was an increase in assessed values and thus an increase in taxes collected.

- **CRA funds leveraged private funds invested in the area**
- **\$72,500 in CRA funds provide incentives to private investment**
- **\$20,875 of private investment verified**
- **The applicants contributed 28.8% above the minimum 20% match**



Problem Solving

The local challenge was the overall look of the area that called for updated signage, landscaping and painting to give the area a better sense of being taken care of. This program directly addresses these issues by encouraging improved exterior property appearance.

- New signage & painting
- Leads to improved property maintenance
- Gives the area a new sense of revitalization
- Increased values

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