



## LEGISLATIVE MEMORANDUM

**TO:** Honorable Mayor and Members of the City Council

**FROM:** Suzanne Sherman, City Manager

**THRU:** Ibis Berardi, Community & Economic Development Acting Director

**DATE:** July 11, 2024

**RE:** Consideration of a Commercial Property Enhancement Program (CPEP) grant for Cory Hoehn, relating to exterior improvements to commercial property located at 2860 Palm Bay Road NE, Tax Account 2832681 (\$10,000).

### SUMMARY:

On November 4, 2021, City Council approved the Commercial Property Enhancement Program (CPEP), a performance-based reimbursement grant awarded to applicants to encourage private investment and improvements to the exterior frontage of commercial properties located on major commercial corridors in Palm Bay. On October 5, 2023, Council authorized expanding the grant program to include all existing commercial businesses citywide. The CPEP is a 50/50 matching grant program which seeks to foster private investment in commercial properties, thereby increasing property values and the ad valorem tax revenues to the City. The CPEP is intended to enhance and improve the street view of the built environment from the public perspective, making Palm Bay more competitive in attracting and retaining businesses. The maximum award amount is \$10,000. Funds are disbursed on a reimbursement basis once the work is completed and inspected (if applicable).

On June 24, 2024, the Community & Economic Development Department received an application from Cory Hoehn (owner of Building Butlers Inc. dba Alpine Foam) to the CPEP grant program for commercial property located at 2860 Palm Bay Road NE, Palm Bay, FL 32905 (tax account 2832681). Mr. Hoehn recently purchased this property and the adjoining parcel immediately west (tax account 2832680) to relocate his business operations from the city of Malabar to Palm Bay and is seeking grant funding to assist with renovating the building. Mr. Hoehn has an active license with the Florida Division of Corporations as well as a City of Palm Bay Business Tax Receipt.

While the property will require significant improvements overall, the applicant has submitted a quote for exterior enhancements to the existing building that include new paint and stucco to the building. The total estimated cost for the project is \$23,250. Per the CPEP guidelines, all work shall be completed within one year from the date of the agreement. Based on the total cost of the project, the

applicant is eligible for reimbursement up to the maximum award of \$10,000. Please note, the City will not reimburse for taxes associated with this work.

The applicant's 2023 property taxes are paid in full for both this property (tax account 2832681) and the adjoining parcel immediately to the west (tax account 2832680).

**REQUESTING DEPARTMENTS:**

Community & Economic Development

**FISCAL IMPACT:**

There is sufficient funding available in account number 001-3410-552-48-01 (Promotional Activities/Economic Development), as approved in the Fiscal Year 2024 budget for the Commercial Property Enhancement Program. Upon completion, inspection, and review and acceptance of paid receipts, this account would be reduced by \$10,000.

**STAFF RECOMMENDATION:**

Motion to approve a Commercial Property Enhancement Program (CPEP) grant award in the amount of \$10,000 to Cory Hoehn for eligible exterior improvements to commercial property located at 2860 Palm Bay Road NE, Palm Bay, FL 32905 (tax account 2832681); and authorize the City Manager to execute the grant agreement.

**ATTACHMENTS:**

1. Application Packet
2. Agreement & Restrictive Covenants