



LEGISLATIVE MEMORANDUM

TO: Honorable Mayor and Members of the City Council

FROM: Suzanne Sherman, City Manager

THRU: Joan Junkala-Brown, Deputy City Manager

DATE: August 13, 2024

RE: Consideration of a Commercial Property Enhancement Program (CPEP) grant for Aarya 2020 Inc., relating to eligible improvements to commercial property located at 1516 Palm Bay Road NE, Tax Account 2831146 (\$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 19th, 2024, the Community & Economic Development Department received an application from Aarya 2020 Inc. requesting CPEP grant funds for commercial property located at 1516 Palm Bay Road NE, Palm Bay, FL 32905 (tax account 2831146). Aarya 2020 Inc. has an active registration with the Florida Division of Corporations, as well as an active City of Palm Bay Business Tax Receipt (BTR) for the existing tenant (Spirits2U).

The applicant has submitted a quote for exterior enhancements to the existing building. The scope of work includes pressure washing, stucco repairs, and new paint. The total estimated cost for the project, not including sales tax, is \$22,218.00. Please note, the City will not reimburse for taxes associated with this work. Per the program guidelines, all work shall be completed within one year from the date of the agreement. The applicant is eligible for reimbursement up to the maximum award of \$10,000.

The applicant's 2023 property taxes are paid in full (tax account 2831146).

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 Aarya 2020 Inc. for eligible improvements to commercial property located at 1516 Palm Bay Road NE, Palm Bay, FL 32905 (tax account 2831146); and authorize the City Manager to execute the grant agreement.

ATTACHMENTS:

1. Application Packet
2. Agreement & Restrictive Covenants