

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA, APPROVING AND AUTHORIZING THE EXPANSION OF THE COMMERCIAL PROPERTY IMPROVEMENT PROGRAM AS AN ECONOMIC DEVELOPMENT INCENTIVE TO INCLUDE ADDITIONAL LEVELS OF PARTICIPATION AND TO INCORPORATE VARIOUS PROGRAM MODIFICATIONS TO IMPROVE AND INCREASE PRIVATE INVESTMENT IN COMMERCIAL PROPERTIES, APPROVING AND AUTHORIZING THE CITY MANAGER OR DESIGNEE TO EXECUTE ALL AGREEMENTS TO IMPLEMENT THE PROGRAM.

WHEREAS, on October 19, 2016, the City Commission adopted Resolution No. R-2016-309 amending the One Year Action Plan for Fiscal Year 2014-2015 to allocate unexpended Community Development Block Grant (“CDBG”) program funds providing \$200,000.00 for Capital Improvements – Property Improvements; and

WHEREAS, on December 6, 2017, the City Commission adopted Resolution No. R-2017-377, which established a pilot Commercial Property Improvement Program (“CPIP”) based on the premise that exterior improvements to commercial or industrial buildings in highly visible locations improves the appearance of the corridor, helps expand the property tax base, attracts new customers, and stimulates private investment resulting in new economic opportunities; and

WHEREAS, on September 26, 2018, the City Commission adopted Resolution No. R-2018-302, which allocated funding within the Fiscal Year 2019-2020 Capital Improvement Program providing \$200,000.00; and

WHEREAS, on June 19, 2019, the City Commission adopted Resolution No. R-2019-168, expanding CPIP to include additional corridors within designated Census Tract Block Groups and the use of General Capital Outlay Fund dollars for properties not eligible for CDBG funding along those corridors; and

WHEREAS, on September 14, 2021, the City Commission approved and adopted the expansion of the CPIP to include all privately owned commercial and industrial properties citywide, outside of the Beach and Downtown Community Redevelopment Agency boundaries, to leverage private investment for general exterior property improvements to structures and to eliminate slum and blighting conditions within the designated areas; and

WHEREAS, the City now seeks to further expand the CPIP, as outlined in the attached Exhibit "A," to incorporate two additional levels of participation, allow properties with code violations to participate with conditions, permit business owners to participate with authorization from the property owner, and modify the Environmental Review process; and

WHEREAS, the program currently provides conditional grants of up to \$25,000 on a reimbursement basis for a percentage of the construction costs for completed Comprehensive Exterior Improvements approved by the City; and

WHEREAS, expansion of the program would allow for two additional participation levels, Paint and Landscape with a maximum reimbursement of \$12,500.00, and Paint only or Landscape only with a maximum reimbursement amount of \$5,000.00 per property, per federal fiscal year; and

WHEREAS, the program will utilize CDBG funding to assist business or property owners of privately owned commercial or industrial buildings located within low to moderate income Census Tract Block Groups and General Capital Outlay Fund dollars to assist owners of privately owned commercial and industrial buildings located outside of low to moderate income Census Tract Block Groups; and

WHEREAS, the conditional grant using CDBG funds covers up to 50% of construction costs, and the conditional grant using General Capital Outlay Fund dollars covers up to 40% of the construction costs; and

WHEREAS, the conditional grant recipient will be required to execute an agreement in the forms attached as Exhibits "B" and "C," which terms and conditions stipulate in part that: (1) the recipient provide sufficient security for the grant funding award; and (2) the recipient reimburse the City all or a portion of the funds awarded if the recipient sells the property within five years; and

WHEREAS, CPIP conditional grants using CDBG funding are subject to all requirements of the CDBG Program under 24 CFR 570, including but not limited to, Section 3 Compliance, Davis-Bacon Labor Standards and the Related Acts; and

WHEREAS, the total amount allocated for CPIP is \$191,718.95, with \$100,000.00 from CDBG and \$91,718.95 from the Capital Improvement Plan; and

WHEREAS, funding for the current program is available in account numbers 115.160101.55400.584380.001863.000.000 and 334.114001.51900.563010.001259.000.000; and

WHEREAS, funding for expansion of the program will be requested as part of the FY2026 Operating Budget; and

WHEREAS, the City Manager or designee is authorized to approve such conditional grants and execute all agreements.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA:

Section 1: That the foregoing "WHEREAS" clauses are ratified and confirmed as being true and correct and are incorporated in this Resolution.

Section 2: That it approves and authorizes the expansion of the CPIP, as more specifically set forth in the attached Exhibit "A."

Section 3: That it approves and authorizes the City Manager or designee to execute all agreements to implement the CPIP in accordance with the agreement forms set forth in the attached Exhibits "B" and "C."

Section 4: That this Resolution shall be in full force and effect immediately upon its passage and adoption.

PASSED AND ADOPTED on this _____ day of _____, 2025.

JOSH LEVY, MAYOR

ATTEST:

PATRICIA A. CERNY, MMC
CITY CLERK

APPROVED AS TO FORM:

DAMARIS HENLON
INTERIM CITY ATTORNEY