

Legistar #210204

GCRA Business Improvement Grant (BIG) Program Application: Historic Masonic Gainesville, LLC

August 5, 2021 | Gainesville City Commission

City of Gainesville, GCRA

Daniel Blumberg, Project Manager



Program Background

CRA FAÇADE GRANT PROGRAM



GCRA BUSINESS IMPROVEMENT GRANT

- *GCRA transition to City Dept. necessitated revision of all programs*
- *Opportunity to “fix” inefficiencies, clarify ambiguities and address objectives of the 10 Year Reinvestment Plan*
- *Reinvestment Plan surveys and community engagement affirmed support for investing in historic structures; both commercial and residential*
- *Recurring requests have been made over the years for financial assistance with historic building renovations in the District and CRA had no “tools in its toolbox” for incentivizing these types of projects*
- *CRA “Façade Grant Program” was revised and renamed GCRA “Business Improvement Grant Program” and the highest tier award was approved by GCRA Board and City Commission for historic building renovations; which are generally more expensive due to historic preservation requirements*

Program Background

“HISTORIC” WAS ONE OF THE
TOP 3 WORDS TO DESCRIBE
THE REINVESTMENT DISTRICT

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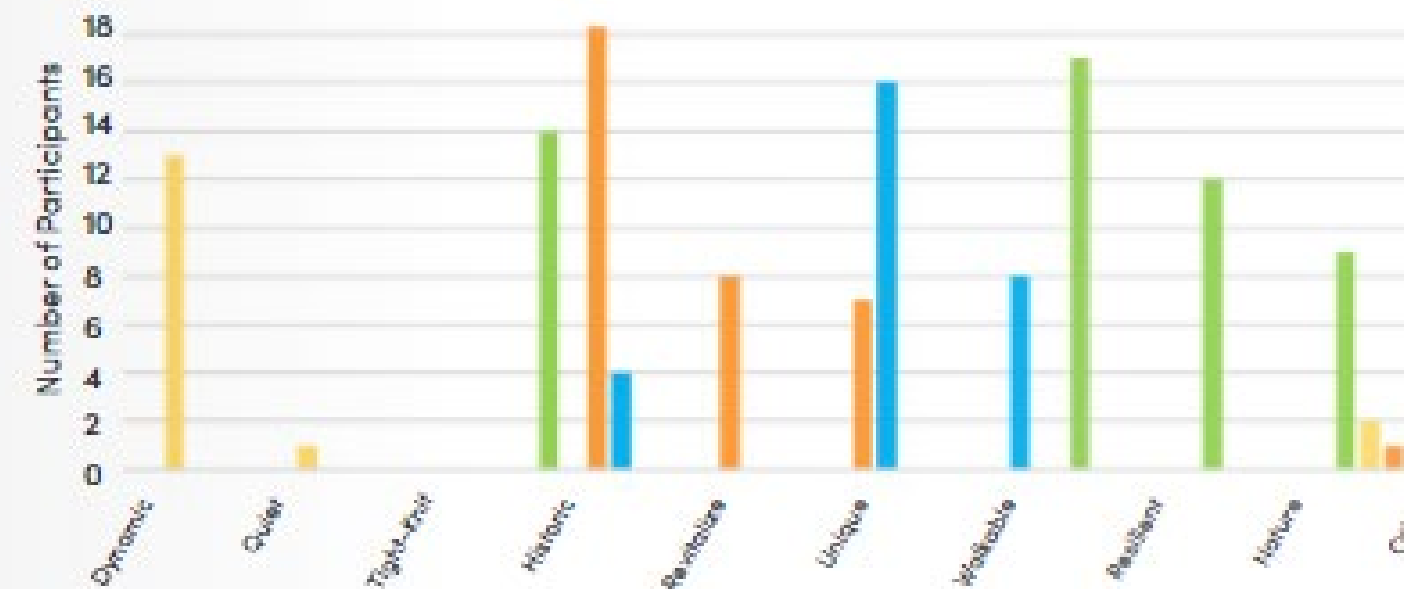
OUT OF 3 THINGS THAT NEED
TO BE PROTECTED IN THE
DISTRICT, “HISTORY” WAS IN
THE TOP 3 WITH DOWNTOWN
RANKING 2ND MOST
IMPORTANT FOCUS AREA

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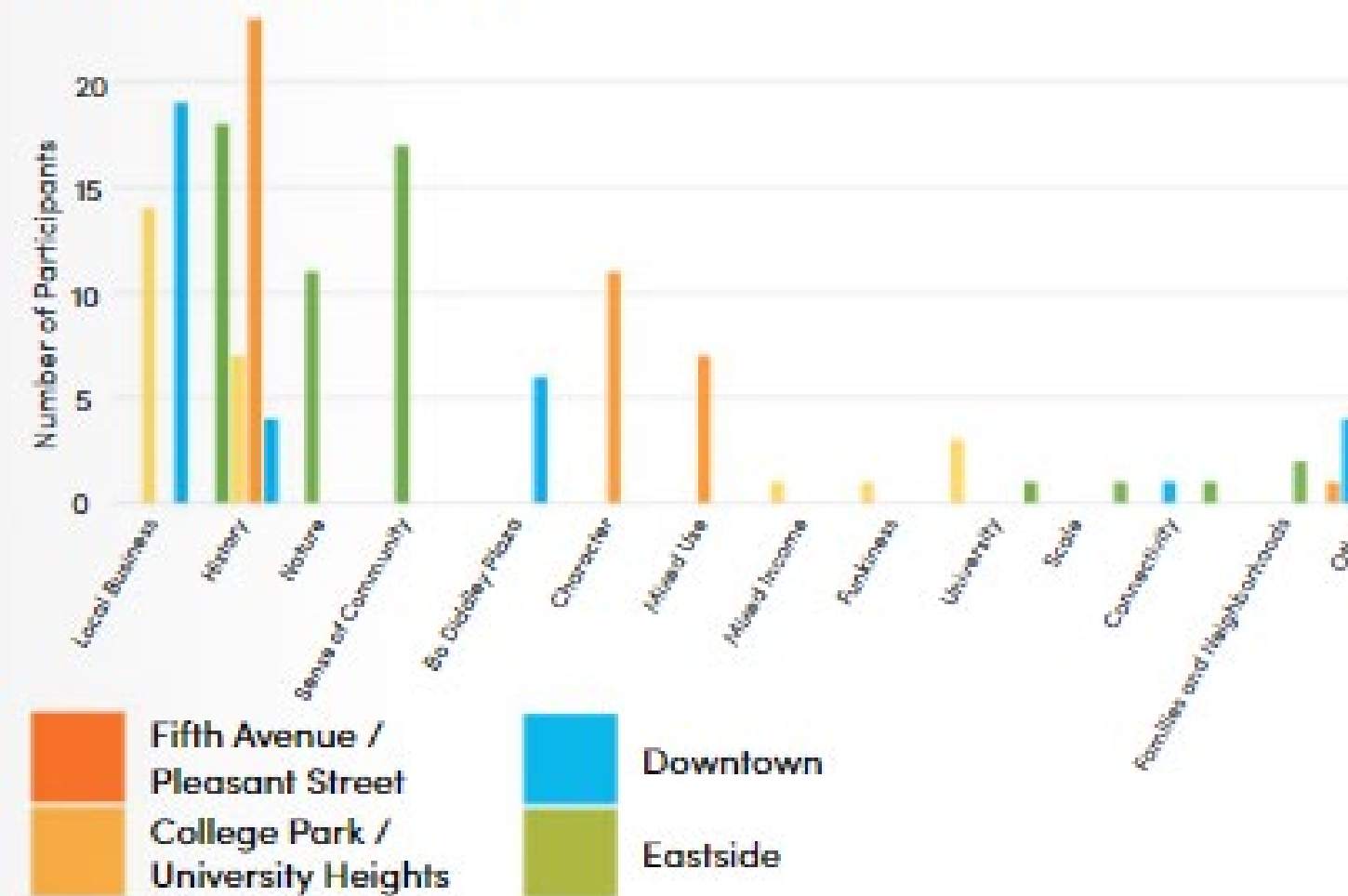
“HISTORIC PRESERVATION”
WAS NAMED ONE OF THE 3
MOST IMPORTANT
REINVESTMENT
CONSIDERATIONS

Survey Results

Q: What are the best three words to describe the area?
The top three words are historic, unique and resilient.

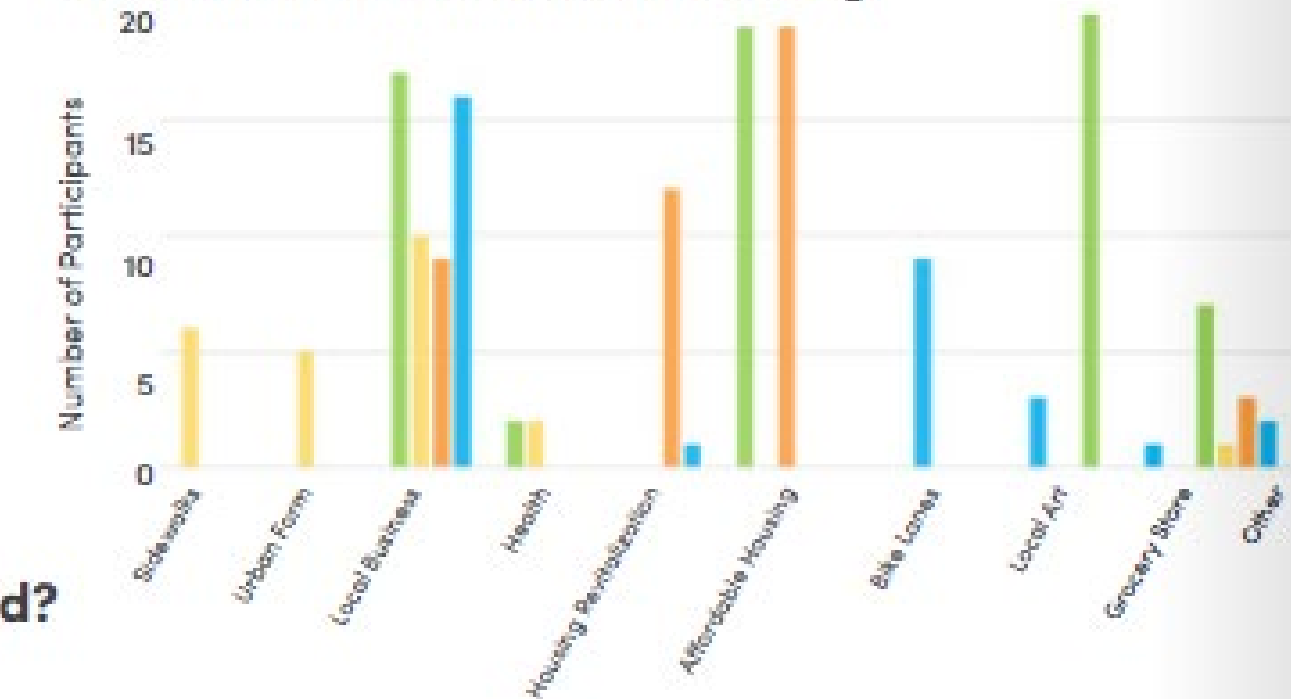


Q: What are your favorite things that need to be protected?
The top favorite things are history, local businesses, and sense of community.



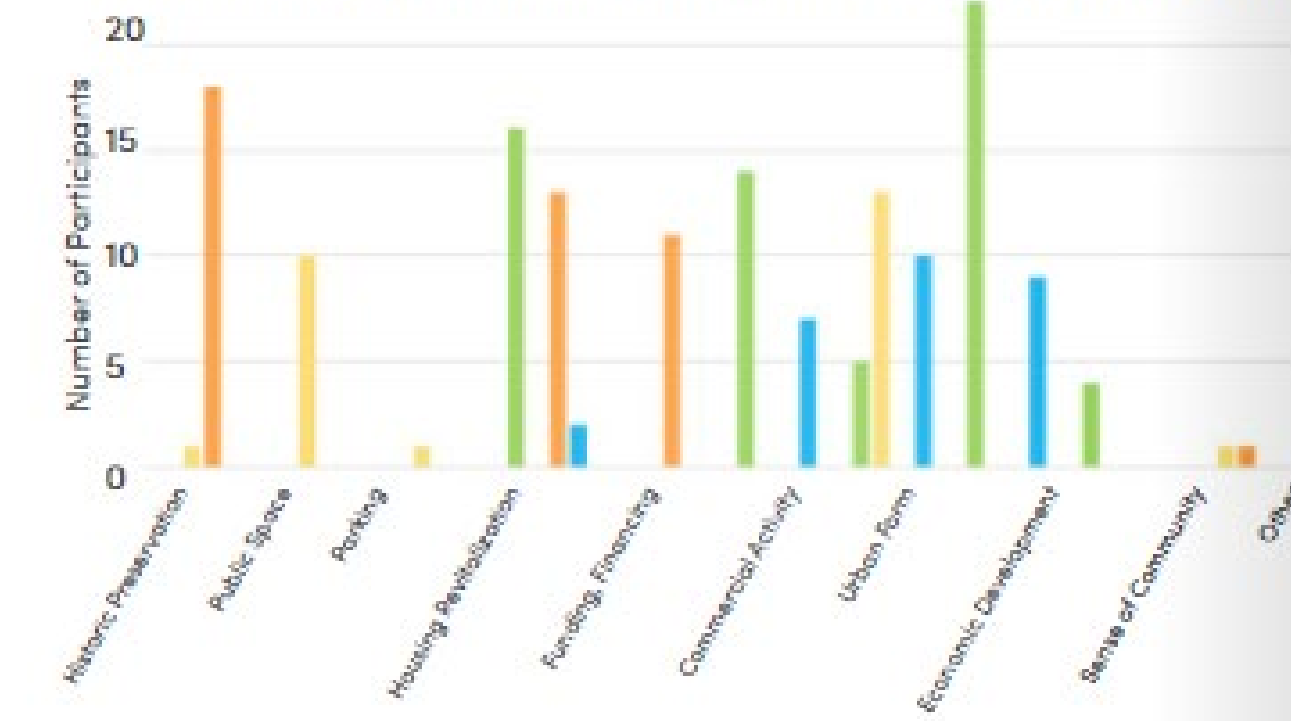
Q: What are the top three changes you would like to see?

The top three changes are local business, housing revitalization and affordable housing.



Q: What are the most important reinvestment considerations?

The top reinvestment considerations are economic development, historic preservation & housing revitalization.

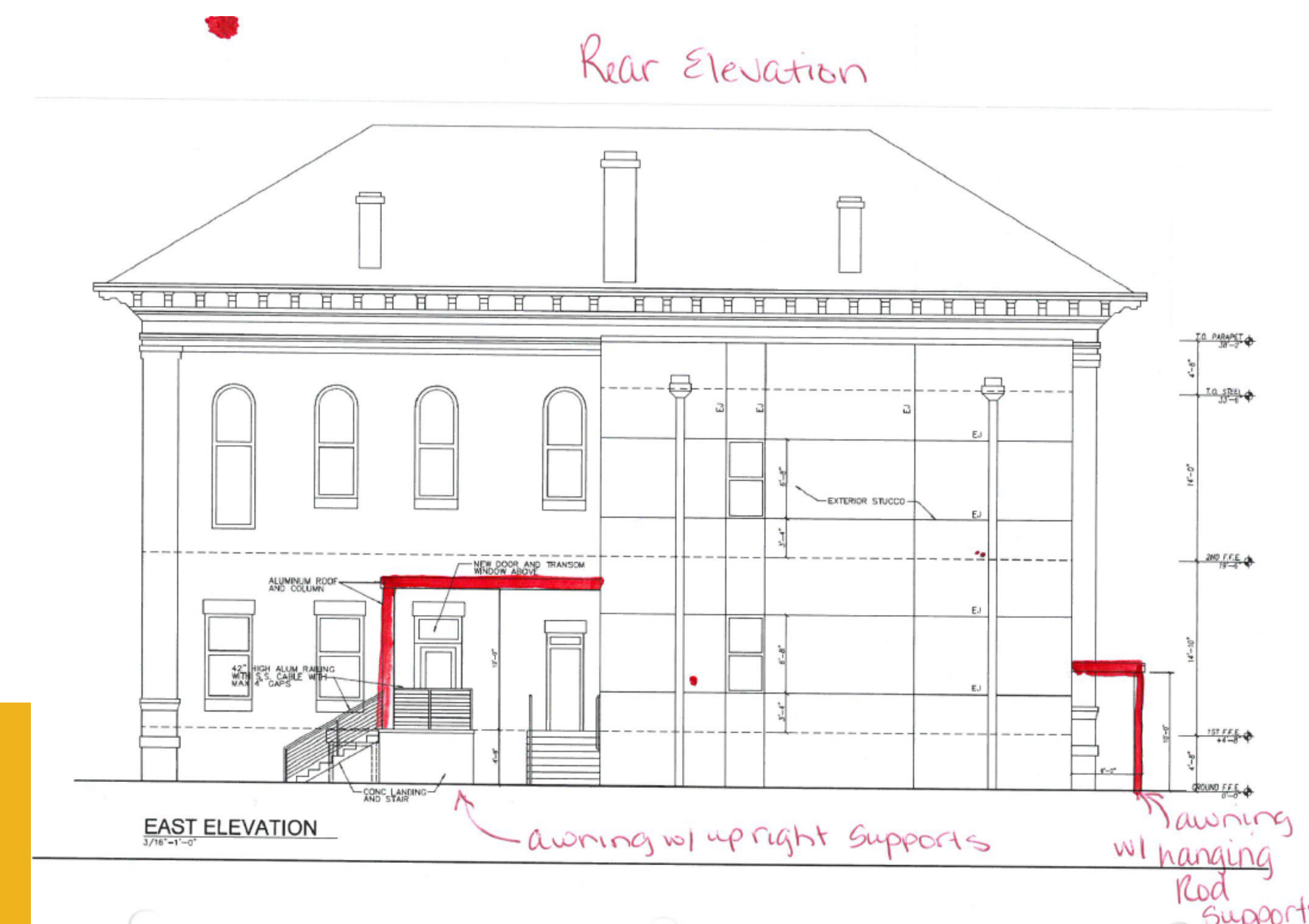


Program Application Details

Historic Masonic Gainesville, LLC. submitted a complete application to the GCRA Business Improvement Grant Program June 9, 2021

Building Address: 215 N. Main Street, Gainesville, FL 32601

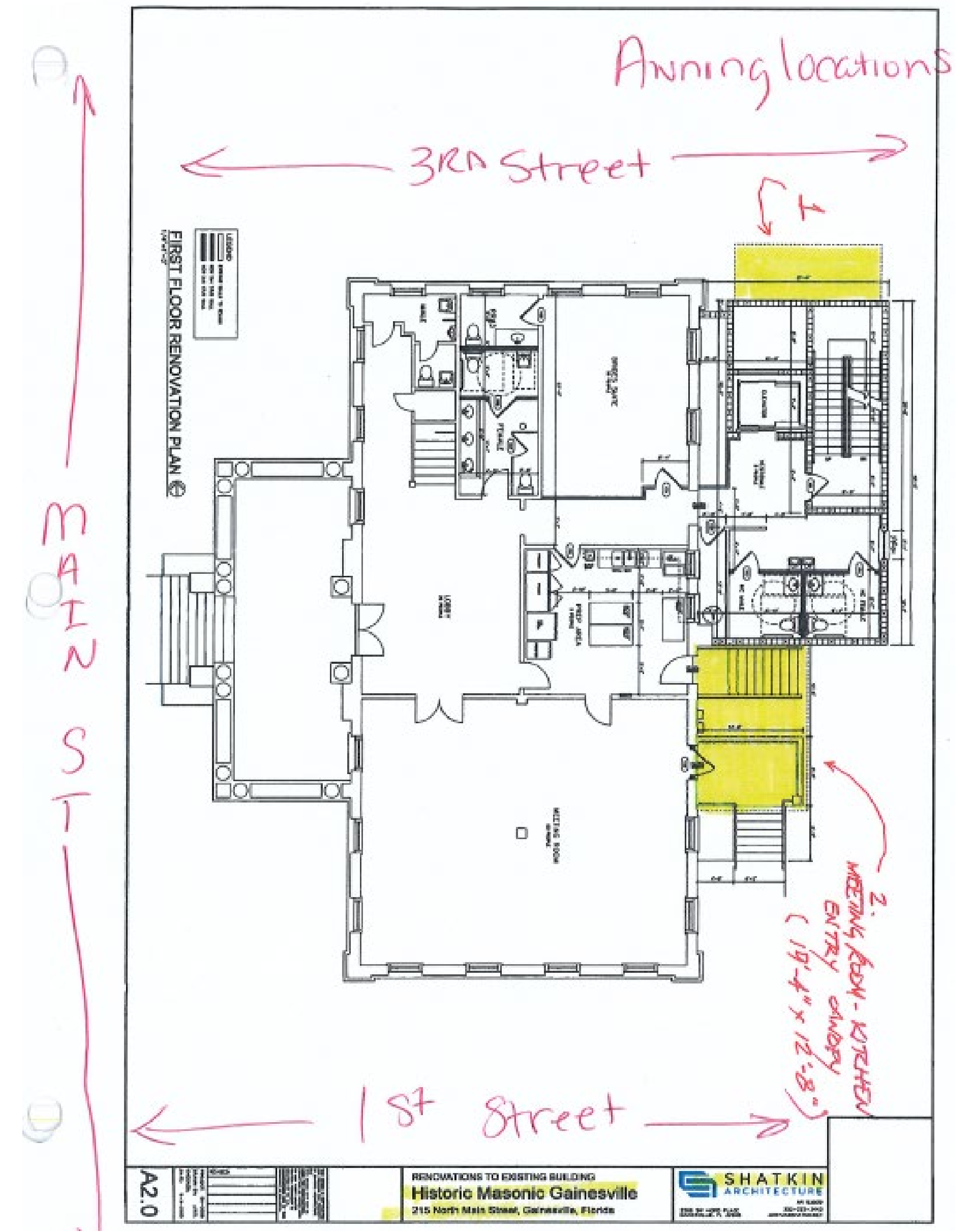
- The proposed eligible improvements total **\$245,358.84**. Upon completion and receipt verification, applicant would be eligible for up to **\$122,679.42**
- Per program guidelines, applications for grants of over **\$100,000** require City Commission approval



Eligible Improvement Guidelines

Per Program Guidelines Section 3, Item #2

Awnings/Canopies - including the removal of old awnings and canopies and the design, production, and installation of new awnings and canopies.



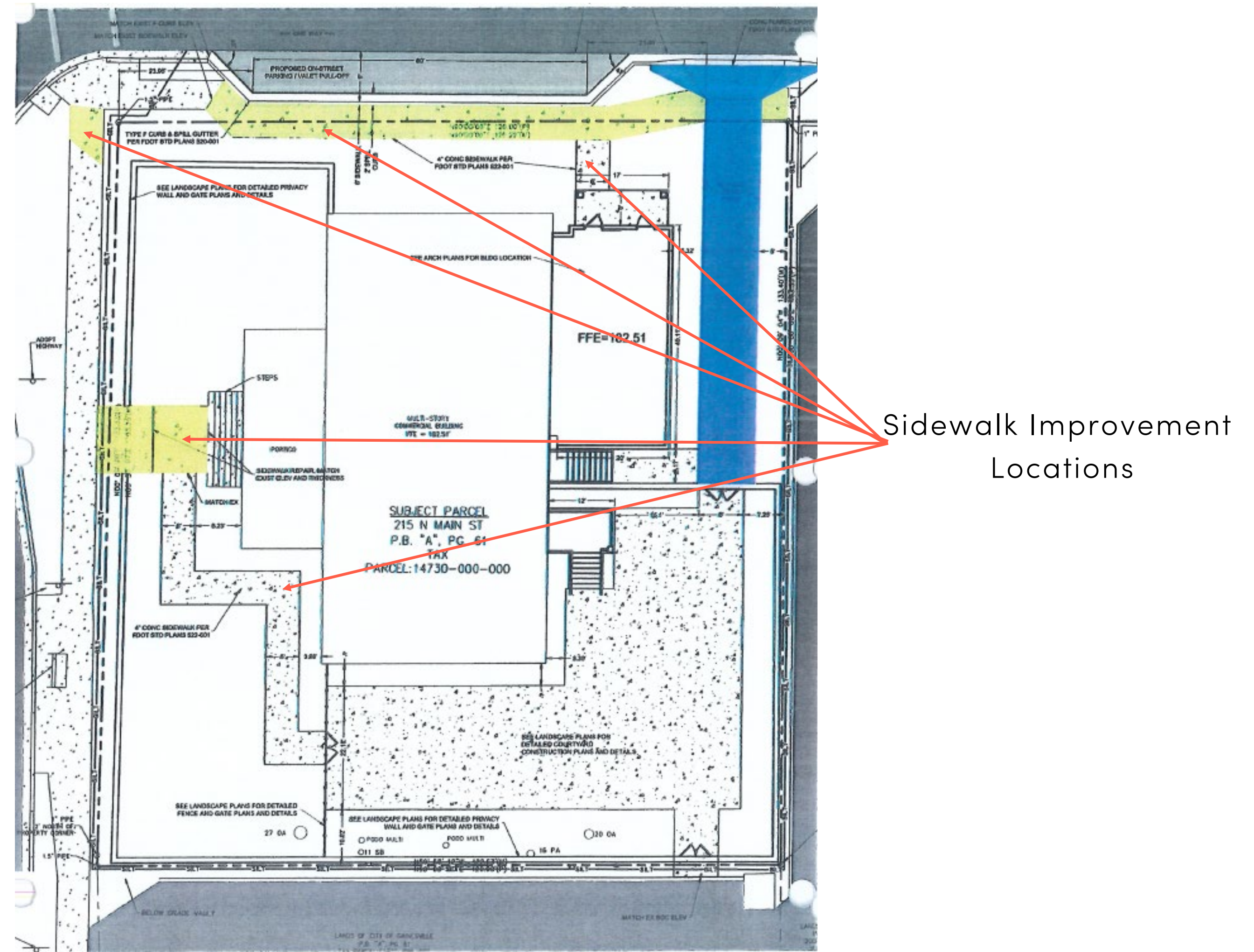
Eligible Improvement Guidelines

Per Program Guidelines Section 3, Item #3

Façade – Includes work performed on the exterior storefront of a building such as cleaning masonry (high pressure water or steam – sandblasting is prohibited on masonry structures), painting, re-pointing (filling in or repair to joints), woodwork, window and/or door replacement, and other repairs (that are not maintenance related), or rebuilding historic storefronts.

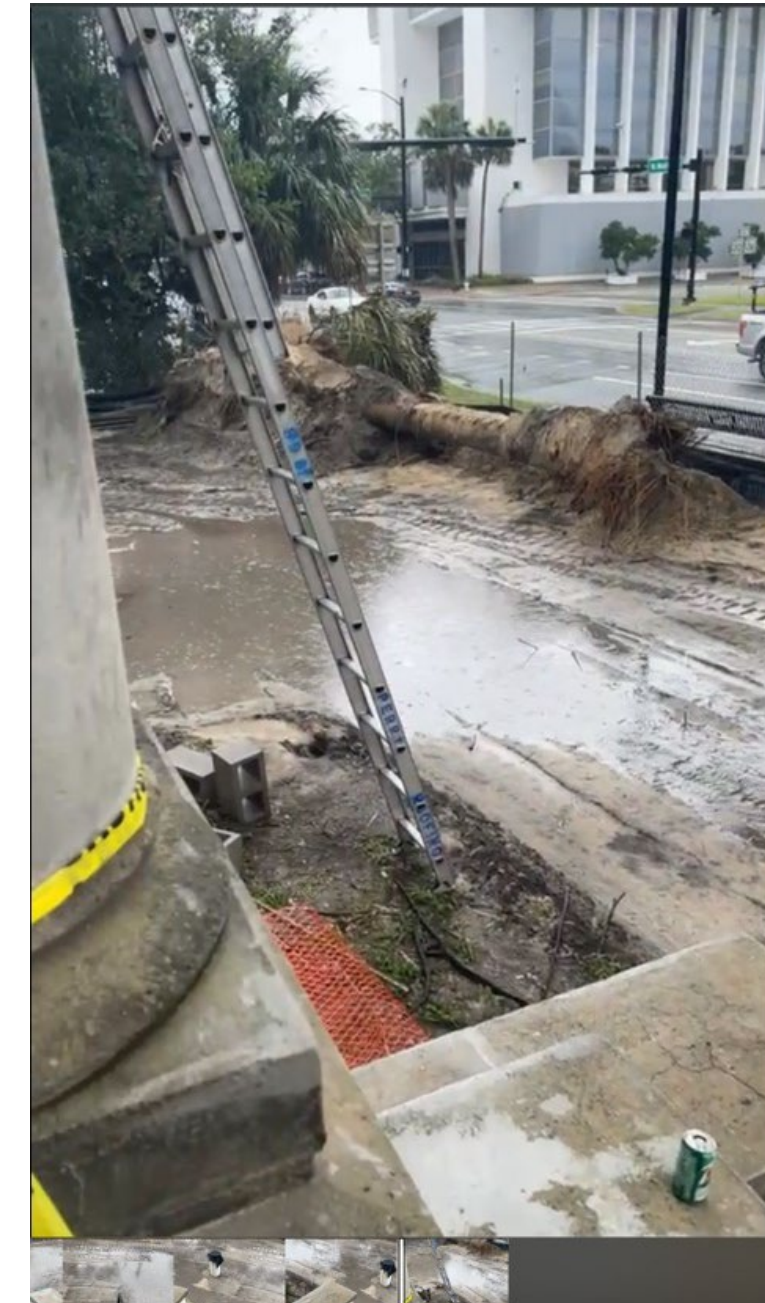
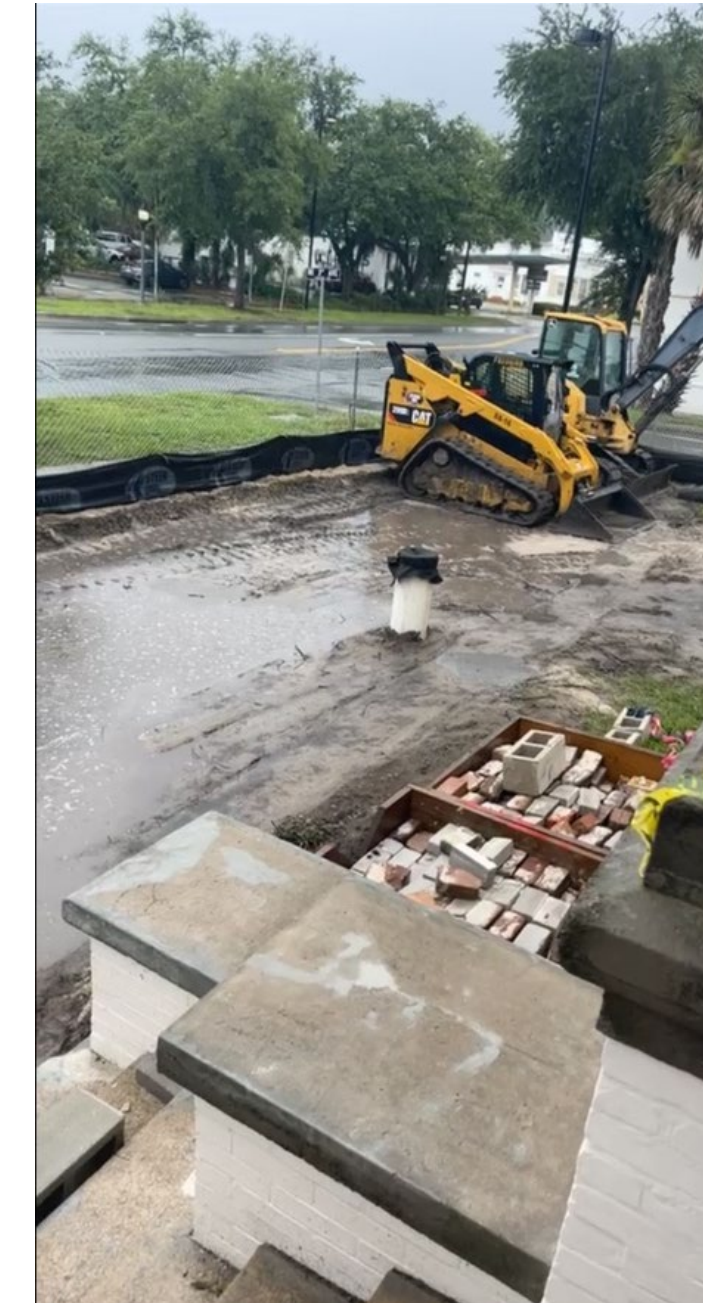
Eligible Improvements

New sidewalks increase ADA
accessibility to the historic building



Eligible Improvements

- Site currently experiences flooding that extends onto Main Street (a primary corridor in the GCRA District)
- Due to code the additional impervious additions to the property require onsite mitigation of rainfall, which requires rainwater storage tanks
- The historic building's replacement downspouts and gutters are required to take the water to the storage tanks
- Restoring original decorative building elements, like the gutters, is specifically called out as an eligible improvement in Section 3.9 of the Business Improvement Grant Program



Eligible Improvements

Safety improvements include exterior lighting additions



Eligible Improvement Bid Totals

ELIGIBLE IMPROVEMENTS PER PROGRAM GUIDELINES:

\$17,236 – NEW AWNINGS

\$5,649.77 – FRONT RAILING INSTALLATION

\$1,500 – REPAIR AND SEALING OF FRONT STEPS

\$5,500 – SEALING OF CONCRETE TO PREVENT EROSION

\$25,430 – DOWNSPOUTS AND GUTTERS

\$116,723.07 – SITE WORK INCLUDING SIDEWALKS, EARTHWORK AND RAINWATER TANKS

\$24,901 – EXTERIOR LIGHTING

\$6,319 – LANDSCAPING

\$38,850 – PAVERS FOR ENTRY, SIDEWALK AND PATIO AREAS

\$3,250 – PAINTING OF THE NEW ADDITION

TOTAL COST OF ELIGIBLE IMPROVEMENTS - \$245,358.84

GCRA 50% MAXIMUM GRANT AMOUNT - \$122,679.42

Ineligible Improvement Bid Totals

INELIGIBLE IMPROVEMENTS PER PROGRAM GUIDELINES:

\$88,788 – LOW MASONRY WALL

\$23,350 – WALL FENCING TOPPER

TOTAL COST OF INELIGIBLE IMPROVEMENTS - \$112,138

Recommendation

City Manager to Gainesville City Commission:

Approve the Historic Masonic Gainesville, LLC Business

Improvement Grant application as described

