



Cape Coral Community Reinvestment Area Demolition Assistance Grant Program

The Cape Coral Community Redevelopment Agency (CRA) Demolition Assistance Grant Program is designed to incentivize and expedite the removal of obsolete buildings and make way for redevelopment. This program provides grant funds to facilitate the demolition of existing principal and secondary/accessory structures within the CRA to achieve several economic development-focused goals.

I. Program Overview

The Demolition Assistance Grant Program is an initiative by the CRA designed to encourage the replacement of aging and blighted structures in the South Cape area. The purpose of this program is to provide grant assistance to property owners who are looking to invest or reinvest in the South Cape Community Redevelopment Area by replacing existing structures and to property owners who have an interest in making their properties available for development.

The Demolition Assistance program is intended to support economic development and growth in the South Cape area by providing financial assistance to property owners who are committed to improving their properties through demolition projects that prepare parcels for modern development. By doing so, the program seeks to facilitate development and promote the growth of the local economy.

II. Program Goals

The Demolition Assistance Grant Program aims to achieve several program goals that align with the City's broader economic development objectives. These goals are designed to support job creation, business attraction and retention, enhance the local economy, and foster collaboration between the City of Cape Coral, the CRA, and the business community. The program seeks to accomplish the following goals:

- **Revitalization:** The Demolition Assistance Grant Program is designed to revitalize underutilized and deteriorated areas and to eliminate slum and blight.
- **Economic Growth:** The Demolition Assistance Grant Program will increase tax increment funding within the Community Redevelopment Agency (CRA) area of southeastern Cape Coral by promoting investment, economic growth, and the modernization of structures.
- **Appearance Enhancement:** The Demolition Assistance Grant Program will, subsequent to demolition and after redevelopment, enhance the overall appearance of buildings to improve attractiveness to residents, visitors, and potential investors.



III. Funding Availability

The Demolition Grant Program seeks to accelerate demolition by offering demolition grants to property owners or developers reimbursing 100% of the costs up to \$50,000. Costs exceeding \$50,000 will receive a pro-rated grant for an amount not to exceed \$75,000, as further described in section V, Grant Award, below.

As a condition of being granted an award, all applicants that receive assistance will be required to place a sign or placard at sites supported under this award that informs the public that the improvement is funded in part by the Cape Coral Community Redevelopment Agency (CRA).

Please note that awards are subject to funding availability and at the discretion of the City Manager and CRA.

IV. Eligibility Criteria

Eligible Expenses

Applicants shall meet the following criteria:

1. Applicants shall be the owners of the property and structure(s) proposed for demolition.
2. The program applies to both non-residential and residential structures.
3. Both for-profit and non-profit entities are eligible to apply
4. Funds shall be used for demolition of primary structures and for properties where secondary structures will be demolished along with the primary structure.
5. Buildings shall be located within the designated [Cape Coral South Cape CRA](#).
6. Interior demolition expenses are not covered under this program.

Ineligible Expenses

1. Any service performed by a non-licensed contractor.
2. Complete or partial demolition of a building made prior to the awarding of a Demolition Assistance Grant.
3. Interior demolition



V. Grant Award

Projects Up to and Equal to \$100,000 - \$75,000 Max Award

The Demolition Grant Program will be calculated as follows:

- i. 100% reimbursement for the first \$50,000
- ii. 50% reimbursement for eligible costs above \$50,000
- iii. The total grant amount shall not exceed \$75,000

| Demolition Costs | Rate of Reimbursement | |
|------------------|---|--|
| Up to \$50,000 | 100% | |
| > \$50,000 | \$50,000 + 50% of additional costs (\$75,000 grant maximum) | <p>Example:</p> <p>\$70,000 Demolition</p> <p>\$20,000 additional cost (\$70,000 - \$50,000 = \$20,000)</p> <p>50% of \$20,000 = \$10,000</p> <p>\$50,000 + \$10,000 =</p> <p>\$60,000 Grant Award</p> |



For Projects Over \$100,000

Demolition Only Track - \$100,00 Max Award

Projects focused solely on demolition, with total eligible demolition costs exceeding \$100,000, will receive:

- i. 100% reimbursement for the first \$50,000
- ii. 50% reimbursement for eligible costs above \$50,000
- iii. The total grant amount shall not exceed \$100,000

| Demolition Costs | Rate of Reimbursement | |
|----------------------|--|--|
| Up to \$50,000 | 100% | |
| \$50,000 - \$100,000 | \$50,000 + 50% of additional costs (\$100,000 grant maximum) | <p>Example:</p> <p>\$125,000 Demolition</p> <p>\$75,000 additional cost (\$125,000 - \$50,000 = \$75,000)</p> <p>50% of \$75,000 = \$37,500</p> <p>\$50,000 + \$37,500 =</p> <p>\$87,500 Grant Award</p> |



For Projects over \$100,000

Redevelopment Track - \$200,00 Max Award

For projects committed to both demolition and redevelopment (with redevelopment site plan required at application) and with demolition costs exceeding \$100,000, the Redevelopment Track applies:

- i. Grant shall cover 75% of eligible demolition costs
- ii. Grant amount shall not exceed \$200,000 per project
- iii. Disbursement: 50% after demolition completion, 50% after redevelopment begins (confirmed by initial vertical inspection)
- iv. Redevelopment must commence within three years of demolition; full grant payment must be completed within this period

| Demolition Costs | Rate of Reimbursement | |
|-------------------------|------------------------------|--|
| \$275,000 | 75% | <p>Example: \$275,000 Demolition</p> <p>75% of \$275,000 = \$206,250 (\$200k cap) Grant Award \$200,00</p> <p>Disbursement Schedule: \$100,000 upon completion of demolition \$100,000 after redevelopment commences</p> |

VI. Program Guidelines

- a. Approval by the CRA Board shall be secured prior to commencement of work. If a Grant is approved by the CRA Board, the CRA Executive Director shall provide written documentation to the Applicant indicating the amount of the Grant (reimbursement) and the specific requirements necessary to receive the Grant.
- b. Applicants shall obtain three (3) bids from licensed demolition contractors.
- c. Water/sewer invoices and all taxes shall be paid current for the property subject to the application.
- d. As a condition of approval by the CRA, City liens and outstanding debts to the CRA or City, if any, shall be paid.
- e. Applicants shall submit a copy of an Environmental Study at the time of application indicating whether any contaminants, toxic substances, hazardous materials, etc. are within the structure(s). And if so, stating how those substances will be remediated prior to, or during, demolition.



- f. Applicants shall hire a licensed contractor authorized to conduct business and perform demolition activities in the City of Cape Coral. All quotes/bills/invoices shall reflect the contractor's license number.
- g. Applicants shall ensure that all required permits and approvals are obtained (demolition, site clearance, and all others that are applicable).
- h. Demolition of the building(s) shall be completed within four (4) months of either the award of the grant or the permit issuance, whichever occurs last, unless a written extension is requested of, and is granted by, the CRA Board.

VII. Application Instructions

The program application and list of required documents are available on the City of Cape Coral website at www.capecoral.gov/edo.

Applicants shall submit all required application forms and submit a completed application to be considered for assistance.

On behalf of the CRA, the Economic Business and Development Office (EBDO) and the Development Services Department (DSD) staff shall review the application for completeness. A post-application submittal meeting may be held with the Applicant to discuss any issues pertaining to the application. At this time, additional information may be requested.

Upon receipt of an application, and all additional information requested, if any, the EBDO and DSD staff shall review the application and make a recommendation to the CRA Board to either approve or deny the application and state the reasons for such recommendations.

The CRA Board shall determine the Applicant's funding request for approval or denial by majority vote of the CRA Commissioners present at such meeting.

VIII. Required Application Documents

1. Demolition Schedule
2. Photographs of existing building and proposed demolition area.
3. Site Plan or Survey, drawn to scale, depicting the buildings and impervious surface areas upon the site.
4. Report on toxic substance/contaminant study
5. Three (3) competitive cost estimates from licensed and insured contractors. The proposals should give detailed information about the work to be done, materials to be used, costs and the project completion schedule. Two (2) bids will be considered acceptable if the cost difference between them falls within a 10% margin.
 - ***Contractors and/or materials cannot be changed without prior written staff approval. At staff's discretion, a change in contractors or materials may require a new CRA Board Approval***

IX. Evaluation

Application scoring will be based on a 100-point scale. Applicants with a score of 60 or higher will be referred to the CRA Board for consideration.



- **Community Impact (25 points)**
Assessment of how the demolition will benefit the community such as removing blight and enhancing aesthetics
- **Environmental Impact (25 points)**
Assessment of environmental consequences of the demolition, including potential contamination, degree to which the building poses safety hazards.
- **Economic Revitalization (20 points)**
Assessment of how the demolition could stimulate economic growth by attracting new development, businesses, or investment.
- **Overall Project Vision (30 points)**
Assessment of how the demolition fits into the broader vision of the South Cape Downtown Community Redevelopment Plan.

X. Award Reimbursement

The Applicant shall incur all initial demolition costs and may receive reimbursement from the CRA only after the demolition has been completed in accordance with the grant award.

The CRA shall disburse grant funds upon finding the demolition is complete. The finding of demolition completion shall be granted when the following package is received:

1. Written notification from the owner that the demolition is complete; and
2. Copies of all required permits and inspections, if required; and
3. Copies of paid invoices and evidence of payment (cancelled checks, credit card receipts); and
4. Photographs of completed demolition.

Submission of an application or the determination of program eligibility does not guarantee an incentive award. Projects must receive formal approval from the City Manager, City Council, or the Community Redevelopment Agency (CRA) if located within the CRA district.

Contact Information

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