

MEMORANDUM

October 6, 2021

TO: Chairman and Members of the Community Redevelopment Agency Board

VIA: James Slaton, Executive Director

FROM: Karen Thompson, Assistant Director

RE: Restaurant / Food-Related Incentive Program (Maggie Mae's Ice Cream Shack. 125 E. Park Ave. Lake Wales, FL 33853)

SYNOPSIS

Steve Manwell, Owner, Maggie Mae's Ice Cream Shack. 125 E. Park Ave, Lake Wales, FL 33853 is seeking a \$50,000 Matching Grant to renovate the space in downtown and make the extensive improvements required to open a new restaurant and redevelop the property according to the incentive guidelines and requirements.

RECOMMENDATION

Staff recommends the approval of the Restaurant Incentive Matching Grant, Maggie Mae's Ice Cream Shack

BACKGROUND

In 2016, an economic analysis of the Community Redevelopment Area was conducted which revealed that there is an unmet consumer demand for specialty foods within the NW Redevelopment Area and Downtown Main Street District. The Restaurant Incentive Program is intended to attract food-related service providers, restaurateurs and specialty food providers to locate, relocate or establish another location in the Downtown Main Street District and NW Redevelopment area. This program is designed to incentivize private investment

The Food-Related Incentive Program offers up to \$50,000 in dollar-for-dollar matching funds to assist in establishing food-related businesses in the NW Redevelopment Area and Downtown Main Street District. Matching funds are a grant that can be used to offset the cost of eligible lease-hold improvements necessary to establish and operate a food service or restaurant business. Steve Manwell is renovating the restaurant making all the eligible improvements and meeting all the requirements.

The Food-Related Services Incentive Program is for leasehold improvements to an existing property in order to make it functional for a food-service business. Funds may not be used for normal maintenance or repair. Specific improvements for which grant funds may be used include, but are not limited to:

- Electrical/ Plumbing upgrades
 - Installation of attached fixtures
 - Grease traps
 - Utility connections
 - Venting systems
 - Sprinkler systems
 - Solid Waste and recycling management
 - Mechanical, Electrical and Plumbing engineering services
- (not to exceed 20% of the grant total)

- Monitoring man-hole system installation

Improvements must be consistent with the City of Lake Wales Land Development Regulations and Engineering Standards. Any improvements visible to the exterior in CRA may be subject to Section 23-227 Certificate of Appropriateness and issued by the Historic Regulatory Board.

As a condition of approval, Steve Manwell agrees that improvements made using these funds will stay in place a minimum of five (5) years. If improvements are replaced within five (5) years of construction completion, the grant recipient must pay a pro rata portion of the grant proceeds invested in the project for the number of months remaining.

Applicant is responsible for obtaining or having obtained all required local and state approvals and permitting for work undertaken.

Once a maximum grant for any property has been awarded, businesses occupying that property, or the building owner cannot reapply for another grant for the same location for a five (5) year period.

Steve Manwell agrees to allow the LWCRA to photograph the project for use in future publications.

OTHER OPTIONS

Not to approve the Restaurant/ Food-Related Incentive Program Grant.

FISCAL IMPACT

The Food-Related Incentive Program offers up to but not limited to \$50,000 in dollar-for-dollar matching funds.

ATTACHMENTS

Maggie Mae's Ice Cream Shack Packet