

Level 1 – \$25,000 and under (Requires a 25% match of funds)

- Administrative approval
- Award letter and Grant Agreement

Level 2 – \$25,001 plus to \$150,000 (Requires a 35% match of funds)

- Administrative approval up to \$100,000
- Applicants must supply proof of a lease, or other acceptable documentation, that identifies at least a minimum of a three-year term for tenant/business occupying or will occupy the improved space.
- CRA Trustee Approval for Grants exceeding \$100,000
- Award letter and Grant Agreement

Level 3 – \$150,001 plus to \$500,000 (Requires a 45% match of funds)

- Staff recommendation
- Applicants must supply proof of a lease, or other acceptable documentation, that identifies at least a minimum of a five-year term for tenant/business occupying or will occupy the improved space.
- CRA Trustee approval
- Award letter and Grant Agreement

Level 4 – Any grant funds request above \$500,000 is considered a special project and may require submittal requirements/documentation above and beyond what is described in this Program.

- Staff recommendation
- CRA Trustee approval
- Applicants must supply proof of a lease(s), or other acceptable documentation, that identifies at least a minimum of a five-year term for tenant/business occupying or will occupy the improved space.
- Award letter, Grant Agreement, Mandatory Reporting.
- Other – Special Terms and Conditions

SECTION 4 – ELIGIBLE PROPERTY AND APPLICANT

To be eligible for the Program, the Applicant must meet all the following qualifications:

- Must be the property owner or commercial/business tenants.
- The business must be an allowable use on the subject property in accordance with the City's Land and Building Development Regulations/Codes.
- Must be current in all property taxes and City of Clearwater (City) business fees.
- Must be in good standing with the city (no outstanding code enforcement or building code violations). This requirement may be waived by the CRA Director if the work proposed under this application will remediate all code violations.
- Property must be free of code enforcement liens or other City liens.
- The business or new proposed business on the property must be an independently owned and operated local business.
- If the business is an independently owned and operated franchise, other franchise locations associated with the same brand must ONLY be located within the municipal boundary of the city.

- The proposed business on the property must make independent decisions regarding its name, signage, brand, appearance, purchasing practices, hiring, and distribution, and must be solely responsible for paying its own mortgage, rent, marketing, and other business expenses without assistance from a corporate headquarters outside of the City limits.
- *The owner of the Property (Owner) shall be the Applicant, unless the Owner authorizes a business owner occupying the property by a valid lease to undertake improvements on the property. Owner means a holder of any legal or equitable estate in the premises, whether alone or jointly with others and whether in possession or not shall include all individuals, associations, partnerships, corporations, limited liability companies and others who have interest in a structure and any who are in possession or control thereof as agent of the owner, as executor, administrator, trustee, or guardian of the estate of the owner. For the purposes of this application, the total CRA grant value that an Owner has received over such period shall be the combined value, in the 12 month period immediately preceding the submission of an application for this program, of: (1) the amount of CRA grant funds that the applicant has received; (2) the amount of CRA grant funds that any holder of legal title in the subject property other than the applicant has received; and (3) if a business entity holds legal title in the subject property, the total amount of CRA grant funds received by any directors, members, partners, shareholders, any others with an ownership interest in such entity, and any others able to exert managerial control over or direct the affairs of said entity.

SECTION 5 – ELIGIBLE IMPROVEMENTS

The following improvements or related items *may be eligible* for Program assistance:

Interior Improvements:

- 1) Any fixed interior leasehold improvements to commercial space;
- 2) Electrical/plumbing upgrades and utility connections;
- 3) Grease traps/interceptors;
- 4) Venting, HVAC, mechanical systems, and water heaters;
- 5) Sprinkler/fire suppression systems, firewalls, life safety improvements;
- 6) Certain fixed solid waste and recycling management systems;
- 7) American with Disabilities Act (ADA) systems;
- 8) Internal structural stabilization systems (e.g., repair and replacement of load bearing walls, columns, beams/girders, joist, etc.);
- 9) Interior walls (including drywall), ceilings, floors, doors, and molding;
- 10) Interior paint;
- 11) Wall insulation;
- 12) Certain permanent bathroom and kitchen counter tops, cabinets, sinks;
- 13) Restaurant or other essential entertainment equipment up to a maximum of \$5,000 (purchase or repair)**
- 14) Interior historical restoration; or
- 15) *Other permanent improvements may be submitted for consideration but must demonstrate that the improvement meets the intent of this grant program.*

Exterior Improvements:

- 1) Any fixed exterior leasehold improvements to commercial space;
- 2) The repair of exterior walls;
- 3) Roof repairs or replacement, including fascia board, soffits, and gutters;

- 4) Decorative fencing;*
- 5) Exterior painting; (including murals)
- 6) Exterior windows and/or doors;
- 7) Exterior signage;
- 8) Awnings or canopies over windows or walkways, including shutters, seating areas;
- 9) The installation, repair, or renovation of porches, patios, plazas;
- 10) The installation, repair, or renovation of pathways and sidewalks;**
- 11) The installation of decorative lighting, and security lighting;
- 12) Parking area and driveway improvements;
- 13) Stormwater drainage improvements for properties with a history of flooding;
- 14) Bicycle racks, shade areas, benches, or other pedestrian amenities;
- 15) Certain Crime Prevention Through Environmental Design (CPTED) improvements approved by the Police Department;
- 16) ADA accessibility improvements;
- 17) The removal of deteriorated or undesirable exterior alterations;
- 18) **Outdoor café furniture in public realm up to a maximum of \$7,500.00 (only eligible in Downtown Core)**
- 19) The installation of landscaping and irrigation systems; not to exceed twenty percent (20%) of the total grant amount; or
- 20) *Other permanent improvements may be submitted for consideration but must demonstrate that the improvement meets the intent of this grant program.*

**Chain link fencing, with or without slats, wooden stockade, board on board, and wooden picket fencing are not eligible for the Program.*

***Not city right-of-way or property*

Other Eligible Items:

- 1) **Predevelopment Cost (architecture, engineering fees, other as approved by CRA Director) up to \$10,000.**
- 2) Past site or building improvements that were completed **up to six months prior** to the approval of this application or completed under unrelated permits to the project permit issued by the city for improvements identified under this application.
 - a. Only improvements listed in the itemized budget submitted as part of this application will be considered for approval.

The following are *ineligible* for assistance:

- 1) Past site or building improvements that were completed **more than six months prior** to the approval of this application or completed under unrelated permits to the project permit issued by the city for improvements identified under this application.
 - a. Only improvements listed in the itemized budget submitted as part of this application will be considered for approval.
- 2) **Properties that do not have an eligible business tenant(s) that is/are or will open for business once the building/site improvements are complete.**
- 3) **Second floor and above renovations unless part of or tied to a ground floor business and verifiable proof is provided that second floor, or above floors, improvements will enhance a ground floor business.**
- 4) Assistance to businesses located in residential homes.
- 5) **Repairs to unsafe or substandard structures that cannot be made safe for tenant occupancy with Program funds.**

- 6) Repairs covered by insurance.
- 7) Non-permanent improvements, except for items expressly stated as allowed in this Program.
- 8) Installation of window or door security bars.
- 9) Any fixed exterior or interior leasehold prohibited improvements to commercial space.
- 10) Refinancing existing debts, business operational cost, payroll, etc.
- 11) Mobile Vendors.
- 12) Not-for-profit entities and tax-exempt entities.

SECTION 6 – REQUIREMENTS, REVIEW & APPROVAL PROCESS

- 1) All statements and representations made in the application must be correct in all material respects when made.
- 2) Applicants must schedule an appointment with the Community Redevelopment Agency Department staff prior to applying. The Community Redevelopment Agency Department (Department) is located at 600 Cleveland Street, Suite 600, Clearwater, Florida 33755. To schedule an appointment, contact staff at 727-562-4098. Applications will be received on an ongoing basis.
- 3) A copy of a fully executed lease agreement, and notarized copy of the Owners' Affidavit form, including property description and property address. If the forms are prepared and signed by a representative of the Owner, a legal Power-of-Attorney document must be submitted with the application.
- 4) Applicants must submit, as part of the application, concept plans, design plans and floorplan accurately delineating the square footage of the improvement area within the commercial structure.
- 5) Digital photographs of the existing structure, interior and exterior, must be provided with application.
- 6) An estimated itemized/detailed budget must be provided on the budget form in the application or on a separate attachment if additional space is needed.
- 7) Work required to be performed by licensed contractors. **Applicant must provide, as attachments, three quotes from contractors and copies of their licenses.** Quotes to include complete description of materials to be used.
- 8) Portions of the project costs not funded by the requested grant must be provided by Applicant funding. Applicant funding may consist of bank loans, lines of credit, other grants, and owned assets (Equity), etc.
- 9) Applicant must demonstrate their source of the Applicant Funding and their ability to meet the financial obligations of the Program.
- 10) Proceeds from other City-managed financial assistance programs may be used as Applicant Equity to satisfy the Applicant Funding requirements of this Program and may be used to assist with funding of remaining portion of larger improvement project. Grant funds cannot be used as Equity to satisfy the Applicant Funding requirements of other City-managed financial assistance programs.

- 11) Staff will review the application for completeness, which includes all required attachments and requested data. A post-application submittal conference will be held with the Applicant to discuss any issues or deficiencies with the application.
- 12) Incomplete applications will not be considered submitted until all required documentation has been submitted to Community Redevelopment Agency Department staff. Submittal of an application does not guarantee a grant award.
- 13) The Applicant will be required to obtain quotes/estimates from licensed contractors/design professionals for eligible improvements and submit said quotes/estimates as part of the grant application submission.
- 14) All construction/design contracts will be between the Applicant and the contractor or design professional.
- 15) Applicants may combine adjacent parcels, buildings and/or individual storefronts within a building to create one grant request.

SECTION 7 – DISBURSEMENT POLICY AND PROCEDURE

Grant funds will, unless otherwise approved by the CRA Director to allow initial project deposits or other necessary draws, up to fifty percent of the grant amount, to be paid directly to a City/CRA approved licensed contractor/vendor, be disbursed upon a **“Finding of Project Completion”** by CRA Director. A “Finding of Project Completion” will be granted when the following criteria are met:

- 1) Requests for disbursement of project costs will be viewed as a single, completed package, unless prior disbursement of funds arrangements have been made to pay licensed contractors directly (no more than one payment within a 30-day period). Costs not included in the approved application budget will not be considered for disbursement.
- 2) Required documentation for disbursement of project costs must include:
 - a) Copies of cancelled checks, certified checks or money orders of project costs, or credit card statements of project cost;
 - b) Detailed invoices and paid receipts signed, dated, and marked “paid in full;”
 - c) Name, address, telephone number of design professional(s), general contractor, etc.;
 - d) Photographs of the project (before and after photos).
- 3) The Applicant must have obtained all necessary/required permits (e.g. zoning and building), passed all required inspections, and prior to final disbursement of funds received (if relevant) notice, in the form of a Certificate of Occupancy or Certificate of Completion for the project demonstrating the legal occupancy of the project area. **Any work performed without a permit that required a permit will not be eligible for grant funding.**
- 4) The CRA disburses funds to grant recipients within 30 days of fully completed reimbursement request.

SECTION 8 – GRANT EXPIRATION

Applicants must receive a "Certificate of Occupancy or Certificate of Competition" within 365 calendar days from the date of the executed grant agreement. After the said 365 days, the grant will expire. An extension for the grant funds may be granted by the CRA Director for a good cause. It is the responsibility of the Applicant to request an extension of the grant approval before the expiration date.

SECTION 9 – ALTERATIONS AND MAINTENANCE

The improvements will be maintained in accordance with City policies, codes and any other applicable requirements identified by the City, CRA, or other agencies for a period not less than three years, or upon written approval by CRA Director.

SECTION 10 – COMPLIANCE WITH THE CITY OF CLEARWATER ETHICS CODE

The applicant will comply with all applicable City rules and regulations including the City's Ethics Codes. Moreover, each applicant to the Program acknowledges and understands that the City's Ethics Code prohibit City employees from receiving any benefit, direct or indirect, from any contract or obligation entered with the City.

SECTION 11 – APPLICATION

COMMERCIAL GRANT PROGRAM

Please circle if you are the: Property Owner Business Owner

1) Applicant: <u>Tatlici Food, Inc.</u>	
Entity Name (if any): <u>The District Bistro</u>	
Full Legal Name and Title (if any): <u>Summer Tatlici, President</u>	
Mailing Address: <u>412 Cleveland St</u>	
City/State/Zip: <u>Clearwater FL 33755</u>	
Phone Number: <u>3127093334</u>	E-mail Address: <u>summer@thedistrictbistro.com</u>
Web Site (if available):	
Lease Term (if applicable): <u>5 years</u>	

If applicant is not the property owner, please fill out section 2

2) Authorized Agent (If applicable)	
Entity Name (if any): <u>Tatlici Food, Inc- The District Bistro</u>	
Full Legal Name and Title (if any): <u>Summer Tatlici, President</u>	
Mailing Address: <u>412 Cleveland St</u>	
City/State/Zip: <u>Clearwater, FL 33755</u>	
Phone Number: <u>312-709-3334</u>	E-mail Address: <u>summer@thedistrictbistro.com</u>

3) Subject Property/Location of Proposed Project	
Address commonly known as: <u>412 Cleveland St</u>	
Parcel Identification Number(s): <u>16-29-15-23814-000-0030</u>	
Property is designated as a Local Landmark: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

4) Project description (including business name, tenant description, type of business, proposed hours of operation, proposed opening date or proposed project completion date), scope of work to be performed, project schedule, sketch plans and specifications detailing the scope of work (provide attachment if needed). Applicant understands that depending on the project, certain City Departments may require additional documentation, plans, etc. to properly review and approve the proposed project described in this application.

We opened a full service restaurant called The District Bistro that is located at 412 Cleveland Street. We completed a renovation of the location to bring it to operational standards and launch the new concept. The restaurant is open 7 days a week.

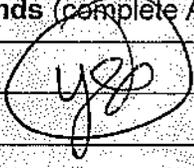
5) Describe existing uses and conditions on the property (include photographs as attachments):

The location was previously a restaurant; however, was left vacant and unused for many years. Pictures are attached of the current look and how it was when we started.

6) Financial Disclosure

Amount of Grant Requested: \$

Project Budget – Sources/Uses of Funds (complete Attachment A: Project Budget)

Owner Equity:	\$	
Other Funds:	\$	
Grant Request:	\$	
Total Project Funding: Retro	\$	129,148.11

My Property is up to date with taxes, fees, and complies with City codes and regulations:

Yes No

If the Applicant has received loan or grant assistance from a city-managed financial assistance program for a project at this address, please specify the program(s) and the loan/grant amount(s).

1. Outdoor Cafe Permit	\$8,000
2.	\$

PLEASE NOTE: Grants are awarded on a first come, first qualified basis until funds have been depleted.

I UNDERSTAND THAT IN ORDER FOR MY REQUEST FOR GRANT FUNDING TO BE APPROVED, I MUST AGREE TO THE FOLLOWING CONDITIONS:

- 1) To adhere to the application procedures and guidelines as specified.
- 2) That additional improvements or changes not approved in the original grant application will not be funded by the CRA.
- 3) That disbursement of grant funds will only occur after:
 - a) All improvements have been completed or as otherwise approved by the CRA Director;
 - b) Inspections of the improvements are approved by the appropriate City Officials or other required authorities, if any; and
 - c) Proof of payment, as described in this document, for project costs approved in the grant application.

I ACKNOWLEDGE THAT I HAVE RECEIVED AND UNDERSTAND THE GRANT GUIDELINES HEREIN ABOVE STATED. IN ADDITION, BY EXECUTING THIS APPLICATION, I ACKNOWLEDGE THAT I AM LAWFULLY AUTHORIZED TO EXECUTE THIS APPLICATION.

The District Bistro
Entity Name (if any)

[Signature]
Applicant Signature

Summer Tattili - President
Printed Name and Title (if any)

12-19-25
Date

STATE OF Florida

COUNTY OF Pinellas

The foregoing instrument was acknowledged before me this 19 day of December, 2025, by Summer Tattili, as (title if applicable) President of (Entity name if any) The District Bistro, who [X] is personally known to me or [] has produced identification.

Type of identification produced: _____

My commission expires:
(Notary Seal)

Courtney M. Holzworth
Notary Public Signature

Courtney M. Holzworth
Notary Public Print Name



Courtney M. Holzworth
Comm.: HH 387361
Expires: April 17, 2027
Notary Public - State of Florida

Mail or hand deliver completed application form to:
Community Redevelopment Agency
City of Clearwater / 600 Cleveland Street, Suite 600 / Clearwater, FL 33755
For question call the Community Redevelopment Department at 727-562-4098.

SECTION 13 – ATTACHMENT A – PROJECT BUDGET

Attachment A - Project Budget Form

(Attach contractor/vendor estimates/quotes for consistency verification of items listed below. Contractor/vendor estimates/quotes improvement item descriptions and cost will supersede if improvement item descriptions and cost are listed different below. If more project budget form lines are need, Applicant may duplicate budget template below on separate sheet. If new Project Budget Form is created, write "See Attached" in Line No. 1 below.)

For Applicant Use			For staff use only	
Line Item No.	Improvement(s) Item Description (including construction materials, labor, permitting, other fees, etc.)	Improvement(s) Cost Amount	Line Item Eligible for Grant Consideration Yes/No	Cost Amount Eligible for Grant (%)
1	Kitchen HVAC	\$ 4200	Y	\$ 4200
2	main HVAC condenser	\$ 6000	Y	\$ 6000
3	Wine cellar condenser	\$ 3850	Y	\$ 3850
4	Wine cellar condenser cap	\$ 1875	Y	\$ 1875
5	AV Special. - Security system	\$ 8350	Y	\$ 8350
6		\$		\$
7	Graphic Shop- signs	\$ 3275	Y	\$ 3275
8	Gen X Builders	\$ 7493.11	Y	\$ 7493.11
9	Brian Johnson- Kitch. Equip	\$ 4900	Y	\$ 4900
10	Brian Johnson- hood, ops thermostat	\$ 9975	Y - up to \$100	\$ 100
11	Brian Johnson- beer cooler	\$ 6100	N	\$
12	Brian Johnson- beer taps	\$ 8850	N	\$
13		\$		\$
14		\$		\$
15		\$		\$
16	Architecture and Engineering Fees	\$		\$
17		\$		\$
Total Improvement(s) Cost Amount		\$ 129,168.11	Total Cost Amount Eligible for Grant Consideration	\$ 167,343.11

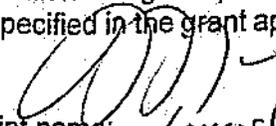
Authorized Signature: _____

Date: _____

35% \$ 37,570.09
 grant \$ 69,773.02

OWNER AUTHORIZATION FORM

I, Lance Silver, as General Counsel of VC Management Florida LLC, the manager of Mainstreet Clearwater Development LLC, which owns the property located at 412 Cleveland Street, Clearwater, FL 33756 (the "Property"), hereby attest and affirm that I have reviewed The District Bistro's City of Clearwater Community Redevelopment Agency commercial grant application and that my organization has given permission for the applicant to make the improvements to the Property specified in the grant application.

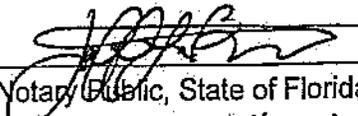

Print name: Lance Silver
Title: General Counsel
Date: January 14, 2024

STATE OF FLORIDA)

COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me by means physical presence or online notarization, this 14 day of Jan, 2024 by Lance Silver as Owner Counsel of Main Street Clearwater Dev., who is/are personally known to me or who has/have produced a driver's license as identification.

(NOTARIAL SEAL)


Notary Public, State of Florida
Name of Notary: Jeff LaBelle
My Commission Expires: 1/31/30
My Commission No.: HN 728849

