



Dynamic Incentive Program

Assessing the current market conditions and demands for establishing new businesses in Downtown Clearwater

The Trilateral Partnership

3 Party Initiative Working Together To Build A Thriving Community

01

TENANT

Food & beverage business operators seeking to expand to or establish a new location in Downtown Clearwater.

02

COMMUNITY REDEVELOPMENT AGENCY (CRA)

The branch of local government responsible for incentivizing and overseeing the successful implementation of new incentive programs.

03

PROPERTY OWNER/ LANDLORD

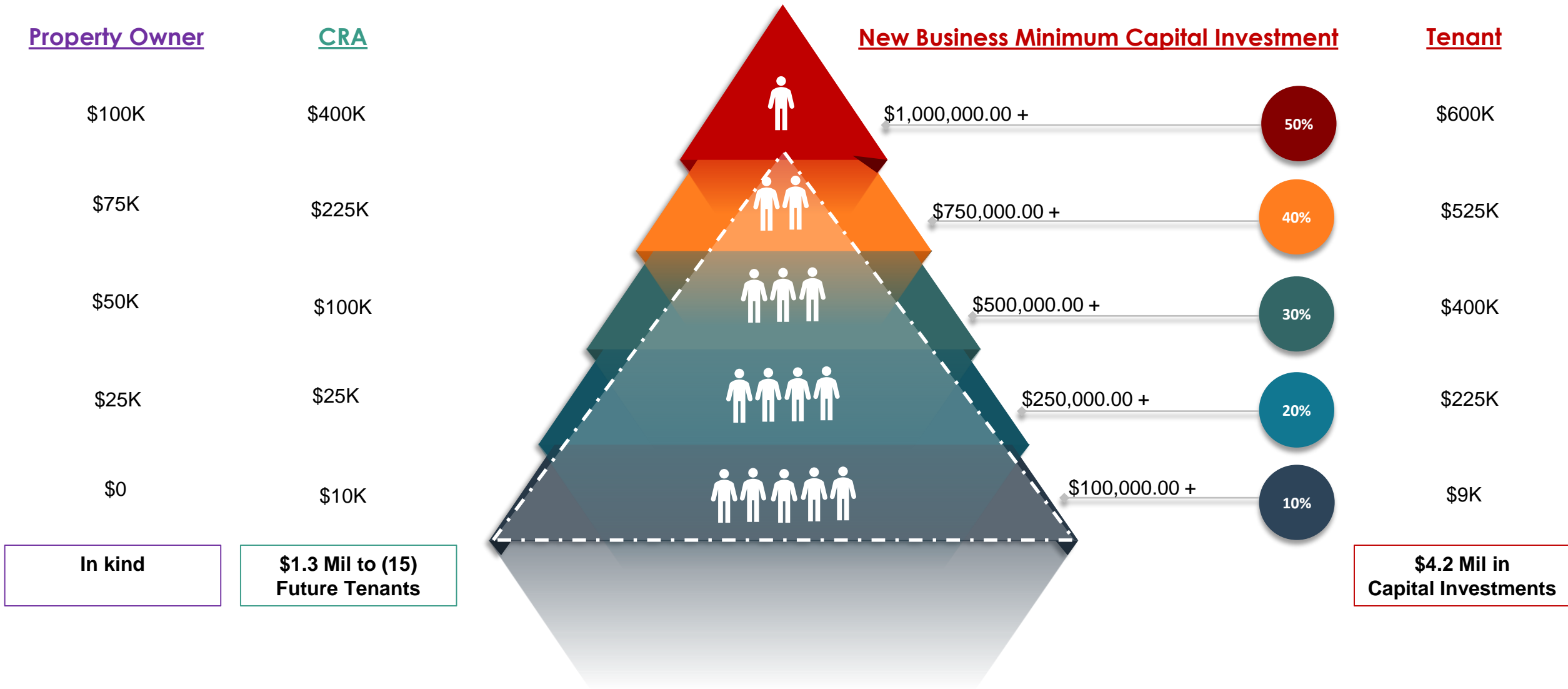
A Major Stakeholder with property available for lease.



Program Snapshot

- The Dynamic Incentive is a loan to grant program offered by the **CRA** that can be adjusted based on prospect interest and overall market demand.
- The incentive is open to all food and beverage business operators seeking to establish a new business or expand to Downtown Clearwater.
- Incentives will be prioritized based on the highest proposed project budget in each tier.
- The **Landlord** and **Tenant (Grantee)** are expected to make a 2.5 year commitment
 - Grants will burn off at a rate of 20% every 6 months for both the Tenant and Landlord.
 - If the Landlord sells their property within the initial 2.5 years, they will be liable and will reimburse the CRA the balance of the grant received by the tenant.
 - Landlords may supplement their contributions by increasing the Tenant Improvement Allowance (TIA) or provide free rent for an extended lease period.
- Grantees will receive a percentage of a fixed minimum investment respective of each tier.
- All applicants will have 45 days to submit their applications to the Clearwater CRA for review.
 - The CRA will review and approve applications 45 days after submittal.

Stakeholder Contributions



Tier 1

OVERVIEW

Classification: Food & Beverage

Contributions

Tenant: \$600K
CRA: \$400K
Landlord: \$100K

Grant Limit: 1 Recipient up to 50% of the minimum investment

Qualifications: Existing Business Operator seeking to expand to Downtown Clearwater

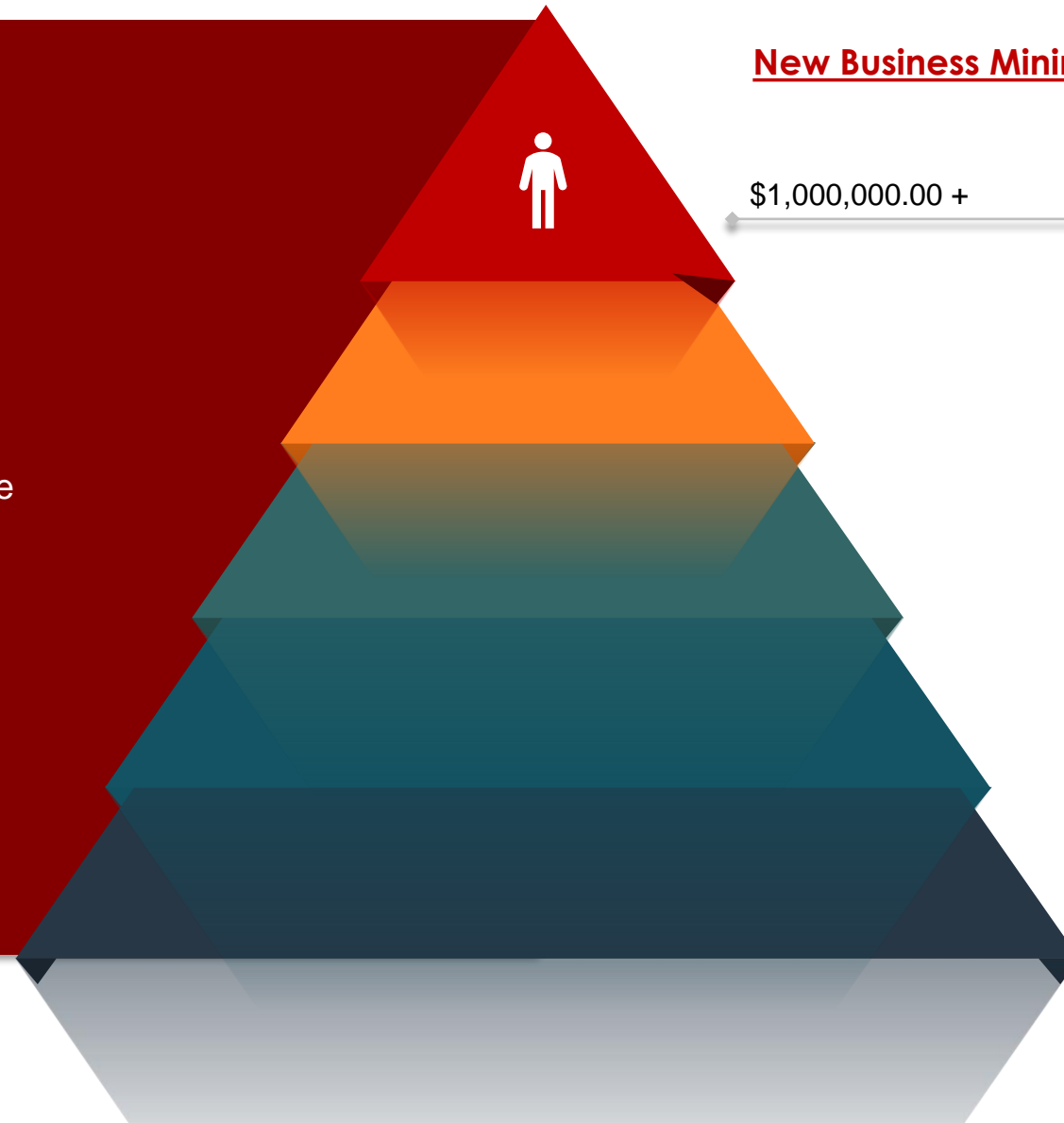
Lease Term: 10+ Years

Approval Timeline: 90 Days

New Business Minimum Capital Investment

\$1,000,000.00 +

50%



Tier 2

OVERVIEW

Classification: Food & Beverage

Contributions

Tenant: \$525K
CRA: \$225K
Landlord: \$75K

Grant Limit: 2 Recipients up to 40% of the minimum investment

Qualifications: Existing Business Operator seeking to expand to Downtown Clearwater

Lease Term: 10+ Years

Approval Timeline: 90 Days

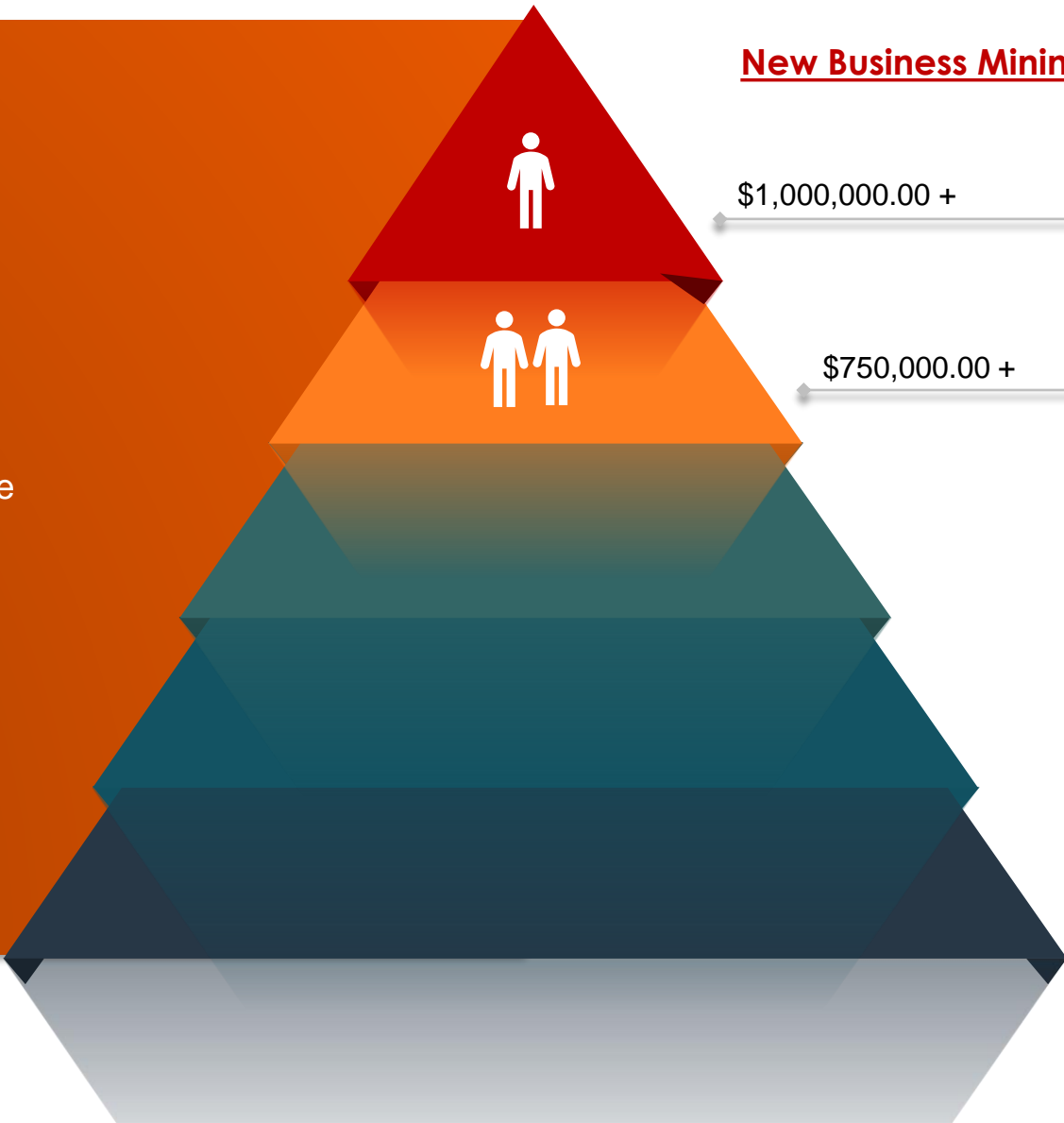
New Business Minimum Capital Investment

\$1,000,000.00 +

50%

\$750,000.00 +

40%



Tier 3

OVERVIEW

Classification: Food & Beverage

Contributions

Tenant: \$400k
CRA: \$100K
Landlord: \$50K

Grant Limit: 3 Recipients up to 30% of the minimum investment

Qualifications: Existing Business Operator seeking to expand to Downtown Clearwater

Lease Term: 10+ Years

Approval Timeline: 90 Days

New Business Minimum Capital Investment

\$1,000,000.00 +

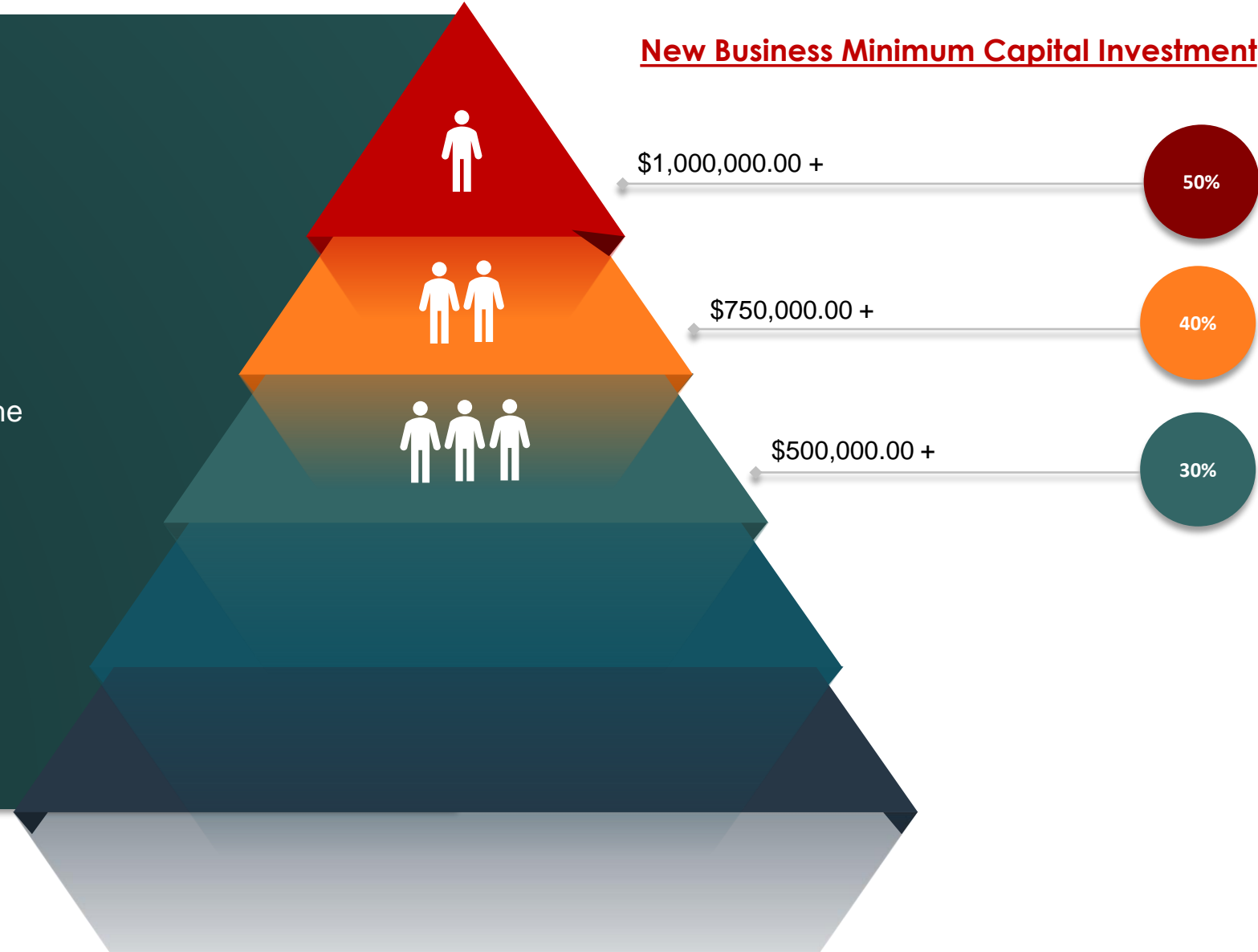
50%

\$750,000.00 +

40%

\$500,000.00 +

30%



Tier 4

OVERVIEW

Classification: Food & Beverage

Contributions

Tenant: \$225k

CRA: \$25K

Landlord: \$25K

Grant Limit: 4 Recipients up to 20% of the minimum investment

Qualifications: Existing Business Operator seeking to expand to Downtown Clearwater

Lease Term: 10+ Years

Approval Timeline: 90 Days

New Business Minimum Capital Investment

\$1,000,000.00 +

50%

\$750,000.00 +

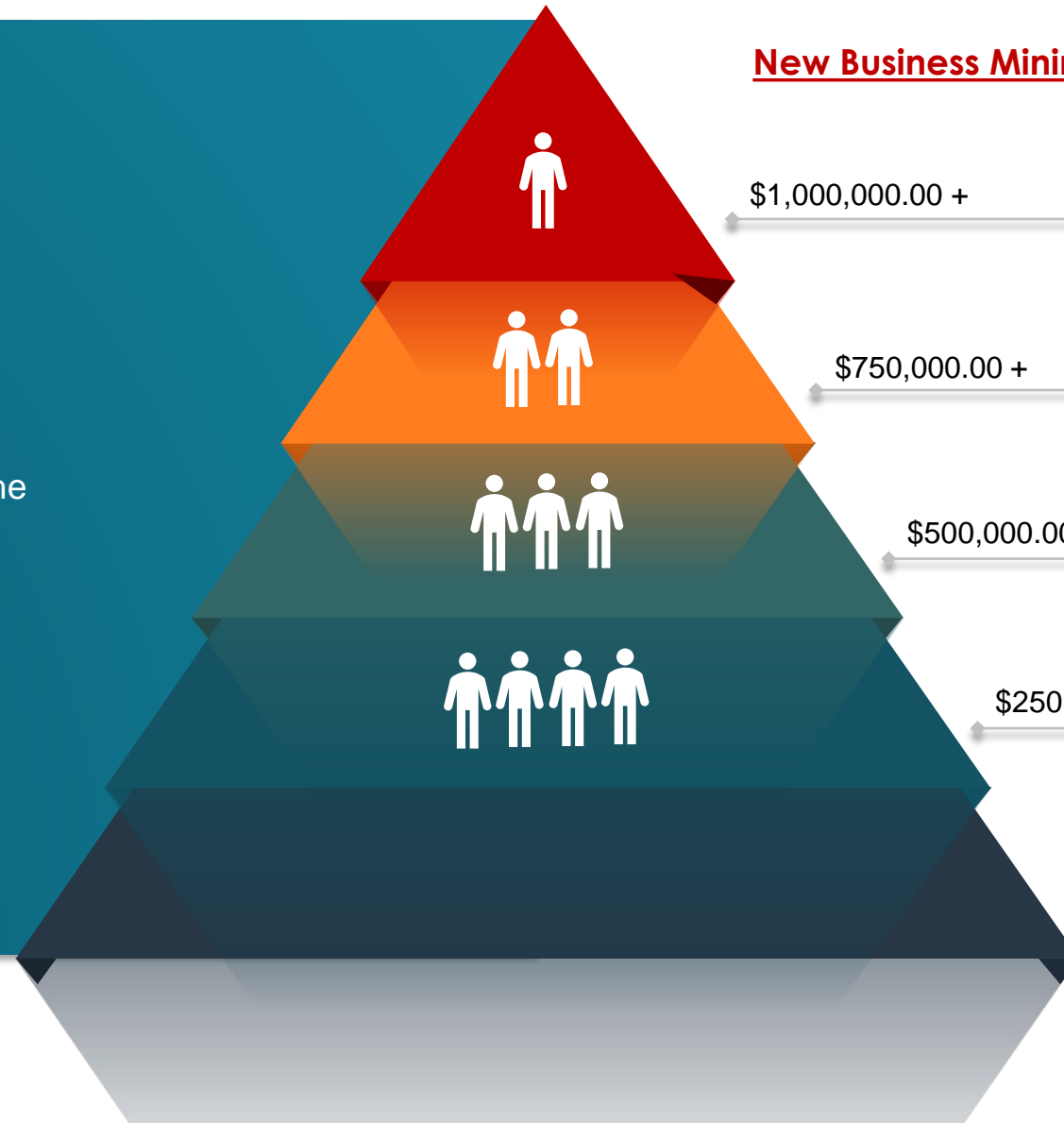
40%

\$500,000.00 +

30%

\$250,000.00 +

20%



Tier 5

OVERVIEW

Classification: Food & Beverage

Contributions

Tenant: \$90k
CRA: \$10K
Landlord: \$0

Grant Limit: 5 Recipients up to 10% of the minimum investment

Qualifications: Existing Business Operator seeking to expand to Downtown Clearwater

Lease Term: 5+ Years

Approval Timeline: 90 Days

New Business Minimum Capital Investment

\$1,000,000.00 +

50%

\$750,000.00 +

40%

\$500,000.00 +

30%

\$250,000.00 +

20%

\$100,000.00 +

10%

