

City of Cottondale – Hometown Revitalization

Community Development Block Grant – Disaster Recovery (CDBG-DR)

Overview of Scope of Work

The City of Cottondale was awarded a nearly \$1.7 million CDBG-DR grant from the Florida Department of Economic Opportunity (DEO) to revitalize the commercial corridor along Highway 231 that runs through the center of the community. The proposed scope of work includes:

- Proposed acquisition and demolition of two shopping plazas built in the 1930s that stand vacant and beyond repair.
- Proposed acquisition and demolition of a commercially zoned property that includes an old fruit stand and significantly damaged house.
- Proposed acquisition and rehabilitation of a former restaurant facility that has been vacant since Hurricane Michael.
- The repair and resurfacing of a public parking lot in Downtown Cottondale.



Status of Project

As of March 9, 2022, the City has not yet received a grant agreement from DEO and work cannot begin on the project. Once the grant agreement is signed, the City will be able to initiate the environmental review process, complete design work and begin appraisals and negotiations with targeted owners who may be interested in selling their property. It is expected that it may take some time to complete this work which will mean that community members may not see physical signs of progress for approximately a year.

Things to Keep in Mind

As the project moves forward the community should keep in mind the following things:

- This project could take up to three years to complete.
- Acquisition of properties will be voluntary only. No property owners will be required to sell their property.
- The City will not be able to use grant dollars to pay above appraised value of any properties.
- The grant is tied to Hurricane Michael recovery; therefore, the project must be tied to Hurricane Michael damage.
- The proposed scope of work is subject to change due to property owner willingness to sell, cost and availability of materials, grant requirements, leadership direction.

How to Stay Connected and Get Involved

Project progress will be reported through the City of Cottondale's Facebook page. To stay in the loop, please follow the City on social media. If you would like additional information, please contact Sherri McBride at: (850) 352-4361.

Tentative Timeline for Activities

The timeline below will begin upon execution of the grant agreement contact with DEO.

Target Timeframe	Activities to Be Completed
Months 1 - 6	<p>The project team will:</p> <ul style="list-style-type: none">▪ Conduct a shorter environmental review process to get approval for design, admin, and appraisal activities.▪ Reach out to property owners to gauge interest in acquisition of properties, complete the appraisal process and enter into an option contract with the seller to secure price based on appraisals.▪ Develop any required draft design documents, seek feedback from elected officials, community members and business owners.▪ Initiate full environmental review process.
Months 6 - 12	<p>The project team will:</p> <ul style="list-style-type: none">▪ Finalize design documents based on feedback received from elected officials, community member and business owners.▪ Complete the full environmental review process.▪ Complete bid process to hire construction contractors to complete work.▪ Acquire properties consistent with federal requirements.
Months 12 - 24	<p>The project team will:</p> <ul style="list-style-type: none">▪ Demolish/repair structures in disrepair on properties and make the site ready for future businesses.▪ Complete other construction tasks outlined in scope of work (listed on front page)
Month 24 - 36	<p>The project team will:</p> <ul style="list-style-type: none">▪ Continue activities outlined above if delays are experienced due to cost and availability of materials or other unforeseen challenges.▪ Close out the grant agreement.

Status of Property Acquisition

The grant application originally included several properties for acquisition/demolition or acquisition/rehabilitation including:

- Acquisition/Demolition: Two shopping plazas (3162 – 3166 Main Street, 3159 Main Street, 3165 Main Street).
- Acquisition/Demolition: A commercially zoned property with old fruit stand and damaged house (3302 Main Street).
- Acquisition/Rehabilitation: A former restaurant facility (2634 Levy Street)

While property owners expressed an interest in participating in the grant opportunity, it is contingent upon price negotiation. Owners are not obligated to sell their property and the City may evaluate other options if negotiations are not successful. However, since the grant is based on Hurricane Michael recovery, the property must include a structure that was damaged by the storm with plans to demolish or repair the structure and it must be located within the commercial corridor that also overlaps with the Low- and Moderate-Income Census Tract.

Document provided by Ovid Solutions (Grant Administrator)