



CORE AREA REVITALIZATION EFFORT PROGRAM STAFF SUMMARY

Subject

Consideration of the M&J Tavern Application for the Core Area Revitalization Effort Grant Program

Overview

Staff Member, Department:

Jonathan Taylor, Urban Renewal

Meeting Date:

March 19, 2026

Action(s) Required:

Information/Direction Motion

Recommended Motion

I move to award a matching grant to M&J Tavern in the amount not to exceed \$21,403 under the Core Area Revitalization Effort Program.

CAAB Decision & Discussion Points

- The applicant, M&J Tavern, is located at 102 NW Greenwood Avenue.
- The area in which the Project is located consists of buildings with outdated facades and several vacant buildings.
- The proposed Project is designed to improve the exterior façade of the building and enhance the overall aesthetic of the area. The project will consist of new paint and awning, with modern windows.
- Total project cost is estimated at \$42,846.30. If approved, the applicant will be eligible for a reimbursable grant of 50% of total project costs not to exceed \$21,403.



Determination of Award Objectives

All applicants will be reviewed using these criteria. In reviewing and evaluating applications, CAAB will seek to address the following:

Part 1 – Consistency with the Core Area Tax Increment Finance Plan

Projects assisted under this Program must be consistent with the Core Area Tax Increment Finance Plan and the Policy.

Principal A:

- Does this project have the capacity to assist in creating a place where you can live, work, and play.
- Will this project help transform the Core Area into a vibrant mixed-use city center where businesses thrive, people live, and community gathering spaces are created for people to enjoy and recreate.

Principal F:

- Will this public investment incentivize and catalyze private development?

Principal H:

- Does this project help with creating sustainable and low impact development?

Part 2: General Evaluation Factors

These evaluation factors have been developed to be consistent with the priorities of the Core Area Tax Increment Finance Plan

- Does this project successfully maximize utilization of outside (non-Program) financial assistance and services?
- Does this project demonstrate a capital investment for the Core Area?
- Does this project clearly define the scope, location, need, budget and goals?
- Is this project ready to be implemented in a timely manner?
- Will this project likely improve, expand, or attract new customer or pedestrian traffic within the boundary of the Core Area?
- Will this project generate additional opportunities for redevelopment in the immediate and/or adjacent areas?
- Has the property been unimproved in the last five (5) years?

Attachments

- M&J Tavern Grant Application



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