



City of Fort Myers, Florida
Community Development Block Grant
Five-Year Consolidated Plan 2020-2024
First Substantial Amendment
Section 108 Loan Application
for McCollum Hall Revitalization

Substantial Amendment to the FY 2020/2024 Five Year Consolidated Plan

The City of Fort Myers is an entitlement recipient of federal funds from the US Department of Housing and Urban Development (HUD) for the Community Development Block Grant (CDBG) Program. City approved its CDBG Consolidated Plan on December 7, 2021. Federal regulations require that the grantee provide citizens with reasonable notice of and an opportunity to comment on any substantial amendment to the Plan in accordance with 245 CFR 91.10. and public noticing waivers granted by HUD. A detailed summary of the proposed changes have been outlined throughout this amendment.

Program Year 2021-2024 Consolidated Plan

The CDBG FY 2020-2021 Five Year Consolidated Plan is being amended to include the following activities that will be funded by Section 108 Guarantee Loan funding

New Goal Description

Goal Name	Economic Development
Goal Description	Provide job opportunities to low-moderate income residents

Goal Summary

Goal Name	Start Year	End Year	Category	Need Addressed	funding	Goal Outcome indicator
Economic Development	2021	2022	Economic Development	Increase economic opportunity	\$2,279,000	50 Jobs-created

PROJECT SUMMARY

The City has identified, as part of its planning process, the McCollum Hall redevelopment project as a vital activity necessary to promote community and neighborhood revitalization. The second floor will be rehabilitated to become a multi-use event space for wedding receptions, networking events, faith-based conferences, and other special occasions. The second floor will also be available for catered affairs with a capacity of 160 table seats, and 210 theater seats, which can

be rented out by restaurant tenants and used as additional overflow seating during the tourist seasons and peak hours.

The first floor “Oak & Ivy” food hall offers 7,188 usable SF and will consist of seven locally-developed restaurant concepts offering an assortment of unique food and beverage options. Unlike food courts, food halls become a destination where people gather to socialize and enjoy the overall experience rather than solely for a grab and go food option. The food hall is also a platform for the incubation and expansion of independent businesses, opportunities for minority-owned businesses and women entrepreneurs; providing a lower barrier to entry and more security than the traditional brick and mortar restaurant model. Ultimately, the Oak & Ivy food hall will become a destination geared to excite the human senses, not just the taste and smells, but the visuals of a unique historic restoration project, and the sounds of live entertainment throughout the restored McCollum Hall.

The Property will also feature a new 2,090 SF addition that will house an entrance lobby as well as an elevator, second staircase, and handicap accessible restrooms. A small courtyard will be located next to this new addition to serve as outdoor dining space. Refer to first and floor plans attached.

Description and Eligibility of Proposed Activities:

The \$2,279,000 in Section 108 loan funding, representing approximately 40% of the overall development cost, will be loaned from the City to MRA and will be used to restore and redevelop the Oak & Ivy food hall portion of the building. The loan proceeds will be used for the following eligible activities: 24 CFR 570.209(b).

The Project will also meet both the individual and aggregate public benefit standard stated in 24 CFR 570.209. The Project will satisfy the requirement to be excluded from the aggregate standard under 24 CFR 570.209(b)(2)(v)(E) by providing jobs predominately to people who reside in a census tract with poverty in excess of 20 percent. Nevertheless, the Project also satisfies the aggregate public benefit requirement by providing goods or services to L/M income people in the area, such that the number of L/M income persons residing in the area served by the assisted businesses amounts to at least one L/M income person per \$350 of CDBG funds used for all such activities. This Project will serve the people of the Dunbar community, and beyond, in which the total number of L/M income persons residing in the area is greater than 6,500 persons, ($\$2,279,000/350= 6500$ L/M persons served). Based on the HUD CPD mapping tool, the population of census tracts within a one-mile radius of the Property is 26,928 people and based upon the poverty rate of these census tracts, over 10,165 L/M people will be served. Therefore, the public benefit requirement, 24 CFR 570.209 (b)(1)(ii) is met by the Project. The HUD CPD mapping tool shows the Projects surrounding area with high levels of unemployment and poverty.

For the standard for individual activities, the Project will generate approximately 50 full time jobs, which exceeds the threshold for the individual public benefit standard

(\$2,279,000/\$50,000=45.58), requirement in 24 CFR 570.209 (b)(3)(i). This project would be financially unfeasible without the help of the HUD 108 loan. The Property will not displace any economic activity or persons in the surrounding area.

PUBLIC COMMENT PERIOD

Federal regulations require for the City provide the public with reasonable notice of and an opportunity to comment on any substantial amendments in accordance with 24 CFR 91.505. The 30--day comment period will commence on May 20 and end on June 19, 2021. The public may view the document at the Community Development Department, 1825 Hendry Street Fort Myers, FL 33901 between the house of 7:30 AM and 4:30 PM – Monday through Friday. In addition, the substantial amendment has been posted on the City's website at www.cityftmyers.com.

The public is encouraged to comment upon the proposed substantial amendment by submitting written comments to the Department of Community Development at 1825 Hendry Street Fort Myers FL 33901 or to srozier@cityftmyers.com. The City Council will consider the amendment at the Monday, June 7, 2021 at City Council Meeting in City Council Chambers City Hall, 2200 Second Street at 4:30 p.m. The public can submit comments virtually.

The City of Fort Myers must consider any comments or views of residents, agencies, or other interested parties received in writing or orally at public meeting in preparation of the final amendment. A summary of these comments has been included as Exhibit B.

Exhibit A -Affidavit of publication

Exhibit B- Public Comment

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