

Property Safety Enhancement Program

CENTRAL CITY REDEVELOPMENT ADVISORY BOARD MEETING
WEDNESDAY - FEBRUARY 4, 2026

Presenter: Cija Omengabar, CRA Planner

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PLAN COMPLIANCE

***PSEP** directly advances the **Redevelopment Plan** by translating community policing goals into tangible safety improvements, within commercial business corridors, that reduce crime, enhance coordination with police enforcement efforts, and creates the conditions necessary to encourage private investment and revitalization.*

Central City Community Redevelopment Plan:

See Part II. Creation, Severability, and Powers of the Central City CRA, (c) 5.

See Part V. Redevelopment Strategies, Section A. Purpose, Grant and Financing Programs, Pg. V-1.

See Part V. Redevelopment Strategies, Section D. Community Policing, pg. V4-V5.

See Part VI. Implementation Plan, B. Identification of Catalyst Projects/Programs and 10 year goals- Community Policing. pg. VI-6.

PROGRAM DEVELOPMENT RECAP

- ➔ *June 16, 2025 and August 6, 2025 CCRAB discussion of program.*
- ➔ *September 9, 2025 CCRAB discussion of program and recommendation: Motion Program will either be a forgivable loan forgiven after three (3) years or include a right of entry and liability waiver provision that allows the property owner to hold the City and CRA harmless from any liability. The Motion passed unanimously.*
- ➔ *October 2025 - January 2026 drafting program details.*
- ➔ *January 2026 Building in a Monitoring Framework.*
- ➔ *February 4, 2026 CCRAB discussion and recommendation of revised program.*

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CCRAB DISCUSSIONS RECAP

AUGUST 6, 2025 AND SEPTEMBER 9, 2025

3-year forgivable loan

Forgiven after (3) years

- **Forgivable loan** that allows for 75% CRA contribution and 25% match from the applicant.
- **Condition:** Retain improvements for a period of 3 years.
- **Right of Entry and Liability Waiver.**

Funding Intent

Matching to Maximum structure

- **Maximum funding** up to \$10,000 for project exceeding \$13,333.33; and \$7,500 flat reimbursement for project cost under \$13,333.33.

Eligible Area

Within NPF CRA and CC CRA Only

- Commercial properties and mixed-use corridors.

Eligible Applicants

In commercial zoned areas.

- Property Owner
- Business Tenant
- Non-profit

Program Revisions & New Elements

3 year Retention Period

(Loan to Conditional Reimbursement)

- **Conditional Reimbursement** reimburses at a rate equivalent to 75% up to maximum of \$10,000 for project costs exceeding \$13,333.33. Small projects receive flat reimbursement of \$7,500.
- **3 year retention period** with inspection requirements every year. Exceptions allowed with CRA approval.
- **Right of Entry Liability Waiver**
- **Failure** may result in full or partial recapture of funds.

Funding Intent

(Maintained and defined further)

- **“Conditional reimbursement in amount equal to actual eligible cost incurred”**
- Structure ensures consistent reimbursement while simplifies administration.
- Encourages private investment in revitalization efforts.

Commercial Business Corridor and Select Community-Serving Nonprofit uses.

(Defined further)

- **Tie-in = “location and Eligibility** limited to corridor-fronting or corridor-adjacent properties with a demonstrated safety nexus to the commercial business corridor.
- Includes schools, place of worship, and nonprofit organizations.
- **Excludes** facilities owned and operated by government entities.

Monitoring Framework

(New)

- Compliance Tracker
- Retention & Inspection Log
- Exception & Repair Log
- Program Outcome (Annual Reporting)

Program Revisions & New Elements

CPTED Assessment

(Optional instead of Required)

- **PD Inspections** will be optional.
- **Tie-in:** PD is provided as a resource rather than a requirement. Optional inspections maintain coordination without slowing program delivery.
- Broadens capacity while still aligning with PD best practices.
- Ensures timely completion within program's 1 year implementation window.

Eligibility

(legal recommended)

APPLICANTS must be active and operational at minimum, the past (3) years.

(02.04.2026 CCRAB recommended removing this requirement)

Commercial Business Corridor and Select Community-Serving Nonprofits.

(Defined)

- **Tie-in = location and Eligibility** limited to corridor-fronting, rear-fronting, bordering and corridor-adjacent properties with a demonstrated safety nexus to the commercial business corridor.
- Includes schools, place of worship, and nonprofit organization.
- Excludes facilities owned and operated by government entities.

NONPROFITS

- ⇒ **Community-servicing nonprofit:** *We discussed schools and churches that have a need to improve their security, therefore thought went into to modifying the program to accommodate those and archways, prominent building on NE 13th Street.*
- ⇒ **Thought process:** *Funding for nonprofits should be limited to activities that directly benefit commercial activity and clearly advances the redevelopment goal of revitalizing commercial corridors. Excluding government facilities provides clarity, given CRA programs are frequently scrutinized for funding improvements that are ordinarily funded through general or other government sources.*
- ⇒ **Solution:** *Program narrows eligibility to entities within, directly adjacent to and bordering a designated commercial business corridor. This defines the eligibility to community-service uses located with the defined area that supports corridor safety, visibility and revitalization.*
- ⇒ **CRA Compliance:** *Preserves commercial redevelopment purpose.*

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See Part V. Redevelopment Strategies, Section A. Purpose, Grant and Financing Programs, Pg. V-1.

See Part V. Redevelopment Strategies, Section D. Community Policing, pg. V4-V5.

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POLICY RATIONAL

Why nonprofits eligibility is structured this way:

- Keeps the **commercial business corridor** as the anchor
- Allows **flexibility** for corner lots, rear-fronting, bordering, or *adjacent properties.
- Requires a **demonstrated nexus, not automatic eligibility**
- Avoids opening eligibility to interior neighborhood properties
- Protects against unintended program expansion
- Defensible for audits and legal review

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Monitoring Framework

➔ Applicants have one (1) year to complete improvements. **

➔ Monitor successful project with annual inspection to verify retention or changes.



Monitoring Framework (What to Track and How Often)

- Tracking Phases

	PHASES	Purpose	Frequency
1	Application and Approval	Establish Baseline	One-time
2	Reimbursement & Closeout	Verify Completion	One-Time
3	Retention Period	Ensure Compliance	Annually (Years 1-3)
4	Exception & Repair Log	Ensure Compliance	Annually (Year 1-3)
5	Program Outcomes	Measure Success	Annually (Year 1-3)

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Plan Alignment

- ➔ *Prevents CRA from funding 100% of any enhancement or improvement projects, encourages private investment and revitalization.*
- ➔ *Simplifies administration by eliminating the need to calculate and verify variable reimbursement percentages.*
- ➔ *Facilitates consistent compliance tracking during the required three-year monitoring period.*
- ➔ *Ensures improvements remain in place for the full compliance term.*
- ➔ *Supports transparent, equitable distribution of funds across eligible applicants.*
- ➔ *Enables efficient aggregation of program data for performance and impact reporting.*
- ➔ *This structure enables the CRA to demonstrate prudent stewardship of funds, designed to balance program accessibility with fiscal oversight and administrative efficiency.*

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The Team



Vanessa Martin

CRA Manager



Jody Weymouth

Crime Prevention Unit Detective



Corey Ritchie

CRA Project Manager



Cija Omengebar

CRA PLANNER



Jonelle Adderley
Deborah Martinez

CRA Planners (NPF CRA)



Tania Bailey-Watson

Senior Administrative Assitant

RECOMMENDATION

Motion: *Recommend support of the proposed program as presented by staff, based on its consistency with CRA redevelopment goals and the policy rational discussed.*

Or

(02.04.2026 Unanimous vote)

Motion: *Recommend support of the proposed program with CCRAB suggested changes. (Without requirement that applicant is active and operational for past three years)*

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END

CENTRAL CITY REDEVELOPMENT ADVISORY BOARD MEETING

PROPERTY SAFETY ENHANCEMENT PROGRAM PRESENTATION - FEBRUARY 4, 2026

BY: CIJA OMENGEBAR, CRA PLANNER

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