

Business Façade Grant Program

City of Alachua Community Redevelopment Agency



ALACHUA CRA
COMMUNITY REDEVELOPMENT AGENCY

Purpose



Available Grant Funding and Matching Requirements

- ▶ 50% matching grant
- ▶ Between \$500 to \$5,000
- ▶ First-come, first-served basis
- ▶ Grant is a reimbursement
 - ▶ Applicants must pay all costs before being eligible for reimbursement

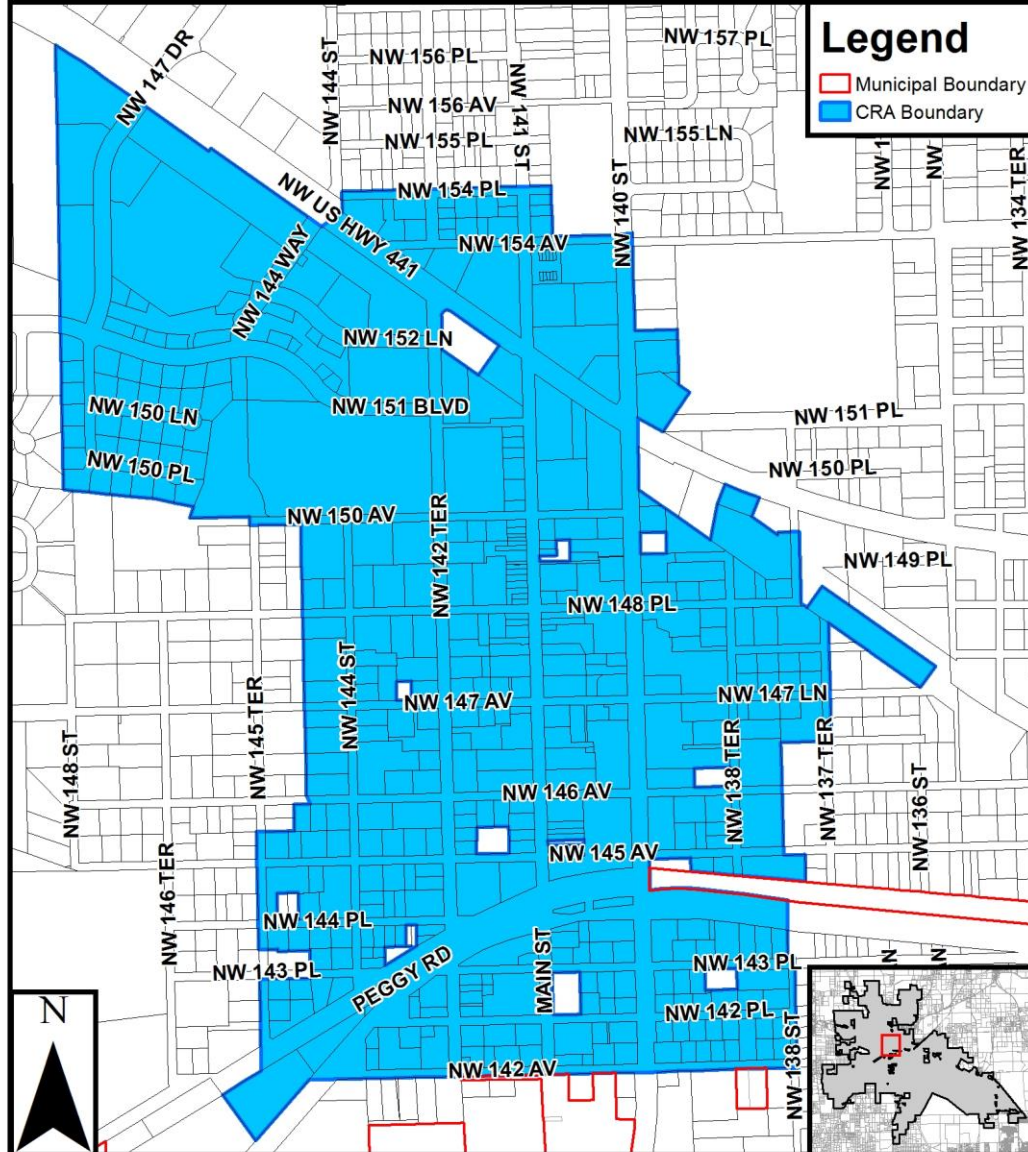


City of Alachua Community Redevelopment Area



Legend

- Municipal Boundary
- CRA Boundary



Prepared by the City of Alachua
Planning & Community Development Department
Prepared October 23, 2012
Revised July 2013

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0 250 500 1,000 Feet

Applicant & Property Eligibility

- ▶ Located within City of Alachua Community Redevelopment Area
- ▶ Privately owned commercial buildings.
- ▶ Building must be structurally sound.
- ▶ No past due utility bills (including but not limited to water, wastewater, electric, and garbage).
- ▶ No past due property tax bills.
- ▶ No City liens, or open permits.
- ▶ Must be occupied at the time funding is requested or, if unoccupied at the time of application, have a bona fide lease or rental agreement (must be occupied by completion of the project). Under no circumstances will funds be expended on a building that will not be immediately occupied after rehabilitation.

Occupant Requirements

- ▶ Must have all applicable licensing.
- ▶ Must have valid Local Business Tax Receipt at the time of grant application and at project completion.
- ▶ Use must be permitted by the City's LDRs (see Table 4.1-1) or have obtained a Special Exception Permit.
- ▶ Must be legally constituted business.
- ▶ Must be a commercial business.

Project Requirements

- ▶ Primarily aesthetic improvements
- ▶ Labor and materials only
- ▶ Soft costs such as permit fees or design costs are not eligible
- ▶ Code violations may be corrected under Program
- ▶ Improvements must be compatible and complementary to surrounding buildings.

Examples of Eligible Projects

- ▶ Refurbishing of exterior walls, including repainting, repairs, re-siding or similar cosmetic or structural improvements.
- ▶ Removal of false facades.
- ▶ Facade cleaning other than general maintenance.
- ▶ Stucco restoration or other exterior nonstructural masonry repair.
- ▶ Painting (colors must be compatible or complementary to surrounding buildings).
- ▶ Replacement of damaged windows or doors.
- ▶ Installment or improvements to permanent awnings, canopies, or other coverings over windows or walkways.
- ▶ Adding or increasing windows of storefront.
- ▶ Electrical repairs or additions (directly related to exterior or display window), lights, or awnings.
- ▶ Decorative additions such as sconces and other architectural features.
- ▶ Code violation corrections which also enhance the aesthetics of the façade.

Examples of Ineligible Projects

- ▶ Improvements made prior to grant award.
- ▶ Roof repair or replacement.
- ▶ Interior renovations.
- ▶ Non-fixed improvements such as removable awnings, equipment, etc.
- ▶ General maintenance.
- ▶ Payment for sweat equity.
- ▶ Non-aesthetic improvements.

Applications Steps

Pre-Application

**Application Submission and Completeness
Review**
(Due first day of every on month)

Review Process by CRAAB

Award Determination by CRA



Project Steps & Deadlines

Project is Approved

Pre-Construction

Construction Begins

Project Midpoint

Project Completion



Materials to submit for Reimbursement

- ▶ Written request for reimbursement.
 - ▶ Documentation of all project costs:
 - ▶ Cancelled checks.
 - ▶ Detailed invoices.
 - ▶ Paid receipts.
 - ▶ Signed statement attesting to design and construction costs incurred.
 - ▶ Proof of payment for project improvements (paid invoices, receipts, etc.).
 - ▶ Before and after photos of project improvements.
 - ▶ Copy of Certificate of Occupancy or Completion (if applicable).
 - ▶ Copy of Certificate of Appropriateness (if applicable).
- Contractor's license number (if applicable).

Requirements Following Completion

- ▶ Property must be maintained
- ▶ No substantial changes to projects improvements without approval by CRA for 2 years after completion of project.
- ▶ Not eligible for grant for three years after receiving assistance.

Questions & Discussion

Application

- ▶ Questions in Application:
 - ▶ What is the current condition of the building façade? Response may be separately attached.
 - ▶ Provide a 1-2 paragraph summary of the proposed improvements and how the proposed improvements will enhance the Community Redevelopment Area.
- ▶ Materials to submit to aid in funding determination:
 - ▶ Photos of current building
 - ▶ Pictures and information about project components
 - ▶ Detailed Budget

Funding Priority Rating Sheet

- ▶ GOAL: Rehabilitate, conserve, and redevelop the Community Redevelopment Area
- ▶ Three Ranking Categories:
 - ▶ Economic Development
 - ▶ Historic Preservation
 - ▶ Streetscape & Aesthetics
- ▶ Projects are rated by CRA Advisory Board who recommends funding to be approved by CRA.
- ▶ Projects must get a minimum of 30 points to be eligible for Funding.

Economic Development

<u>Economic Development</u>	<u>Points Total</u>
Facade is visible from Main Street, US 441, or SR 235 or is located within a block of a cross-street to Main Street US 441, or SR 235.	
YES	5
NO	0
Business is a use recommended to be targeted to revitalize downtown by the Alachua CRA Market Study & Economic Development Implementation Plan (see page 40):	
YES	10
NO	0
TOTAL	

Historic Preservation

<u>Historic Preservation</u>	<u>Points Total</u>
If the property is a “contributing structure” to the City of Alachua Downtown Historic District the proposed improvements restores or preserves the historic nature of the building.	
Poor	0
Fair	10
Good	20
If structure is not a “contributing structure” to the City of Alachua Downtown Historic District, the proposed improvements respect the historic character of the Community Redevelopment Area and the Downtown Historic District.	
Poor	0
Fair	5
Good	15
TOTAL	

Streetscape & Aesthetics

<u>Streetscape Aesthetics and Functionality</u>	<u>Points</u>
Improvements enhances building aesthetics on a pedestrian scale and creates an overall streetscape of visual interest.	
Poor	0
Fair	10
Good	20
TOTAL	
Improvements are complementary to surrounding buildings.	
Poor	0
Fair	10
Good	20
TOTAL	
<u>Improvement</u>	<u>Points</u>
Current condition or appearance of the building façade.	
Poor	20
Fair	10
Good	0
TOTAL	