

MIDTOWN FAÇADE GRANT PROGRAM



Before: 241 SW 7th Terrace



After: 241 at Innovation Square



**GAINESVILLE COMMUNITY
REDEVELOPMENT AGENCY**

**COLLEGE PARK / UNIVERSITY HEIGHTS
REDEVELOPMENT AREA**

GOAL:

MIDTOWN FAÇADE GRANT
PROGRAM DESCRIPTION

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To encourage and support private investment on properties located in Midtown, the Gainesville Community Redevelopment Agency (CRA) is launching the **Midtown Façade Grant Program** for the “Program Target Area” located within the geographic area bounded by **W University Avenue, NW 2nd Avenue, NW 16th Street and NW 20th Street**, (Exhibit 1).

This time-limited, competitive program provides grants of up to \$57,500 and an early completion bonus of up to \$2,500. CRA will reimburse an eligible participant 75% of the first \$10,000 the participant expends on CRA approved façade improvements. CRA will reimburse an eligible participant 50% of any CRA approved façade improvement expenditures in excess of \$10,000 with a cap of \$57,500 in CRA reimbursement per property. In addition, projects completed by June 1, 2017, will be awarded an early completion bonus of up to \$2,500 payable as reimbursement for expenses. There are eligibility requirements for the participant, the property and the improvements as detailed in this grant program. Residential properties are not eligible for this grant. Please refer to the **Midtown Residential Exterior Paint Program** for grant details.

The purpose of this program is to leverage private investment in making significant enhancements to exterior building and site. These improvements can boost local businesses’ appeal, improve pedestrian comfort and safety, and complement the CRA NW 1st Avenue, Streetscape Project blocks 1600 to 1900, scheduled for construction in 2016 - 2017.

WHO IS ELIGIBLE?

- a. All non-residential property (commercial, fraternities, and churches) owners and business owners (with building owner consent) located within the Program Target Area (Exhibit 1).
- b. In conjunction with this grant, non-residential applicants (commercial, fraternities, and churches) may also apply for the **Midtown Architectural Assistance Program**, which provides schematic architectural design assistance.
- c. Residential properties are not eligible for this grant. Please refer to the **Midtown Residential Exterior Paint Program** for grant availability.
- d. Recipients of this grant are not eligible to apply to the on-going **CPUH Façade Grant Program** within 18 months of receiving this program grant funding.



EXHIBIT 1: PROGRAM TARGET AREA

FUNDING:

- A. **The MIDTOWN Façade Program is a reimbursement grant program.** Eligible Participants must commit to providing the cash value of goods and services used to improve the approved scope of work and pay their construction costs on time. **At the completion of the project**, and per CRA staff review and approval of improvements and proof of payment, the CRA will reimburse the Participant its share for the approved improvements and per actual project costs, up to the maximum approved project grant amount.
- B. **Approved grant amounts may vary**, and will be determined by the number of improved facades, the width of the main improved facade, number of stories, number of storefronts included in the project, and the scope of work, with **a maximum grant amount of up to \$57,500**. Please refer to **Exhibit 2** below for further information.
- C. Work done by Participants or their employees will not be funded for labor. Work must be done by licensed and/or certified contractors.
- D. Eligible project must begin after the scope of work and costs have been approved by the CRA. **Improvements that have begun before grant approval are not eligible for the program reimbursement.**
- E. Projects completed by June 1, 2017, are eligible for an additional **Early Bird Reimbursement Award of up to \$2,500** per project.
- F. **Retail plazas and properties with four businesses or more**, sharing a building facade, **must apply to this grant as a group**, with a minimum of 75% of building businesses participation.

Main Façade Width & Number of Stories	Up to 30 feet or 1 store-front	30 to 60 feet or 2 store-fronts	60 to 120 feet or 3 storefronts	120 feet and greater or 4 or more storefronts	Any additional façade	Sign ONLY
1 story	\$10,000.00	\$20,000.00	\$30,000.00	\$40,000.00	\$4,166.00	\$3,000
2 stories	\$15,000.00	\$25,000.00	\$35,000.00	\$45,000.00	\$4,166.00	

EXHIBIT 2: MAXIMUM GRANT REIMBURSEMENT TABLE

EXAMPLES:

Example A: Approved project amount: \$10,000

Project completed by June 1, 2017:

Midtown Façade Grant + Early Bird Award: $(75\% \times \$10,000) + \$2,500 = \$10,000$

Applicant share: \$0

Project completed June 2, 2017 or later:

Midtown Façade Grant : $75\% \times \$10,000 = \$7,500$

Applicant share: $25\% \times \$10,000 = \$2,500$

Example B: Approved project amount: \$57,500

Project completed by June 1, 2017:

Midtown Façade Grant + Early Bird Award: $(75\% \times \$10,000) + (50\% \times \$100,000) + \$2,500 = \$60,000$

Applicant share: $(25\% \times \$10,000) + (50\% \times \$100,000) - \$2,500 = \$50,000$

Project completed June 2, 2017 or later:

Midtown Façade Grant : $(75\% \times \$10,000) + (50\% \times \$100,000) = \$57,500$

Applicant share: $(25\% \times \$10,000) + (50\% \times \$100,000) = \$52,500$

ELIGIBLE IMPROVEMENTS:

- A. **All approved improvements must be performed on exterior façades or sites areas, visible 24 hours a day from a public right of way**, and located within the Program Target Area (see Exhibit 1).
- B. Interior improvements are not eligible.
- C. All approved improvements must meet the applicable provisions of the City of Gainesville Land Development Code including Special Area Plans and permitted as required by Code.
- D. Below is a non-exhaustive list of eligible improvements:
- * **Signs:** removal of old or excessive signs, renovation of existing code compliant signs, and, the design, production and installation of new signs.
 - * **Awnings and Canopies:** removal of old awnings and/or canopies, and the design, production, and installation of new ones.
 - * **Repairs and Replacements:** window and/or door replacement or enlargement, façade painting, power wash, masonry cleaning, woodwork, rebuilding or restoration of original decorative building elements.
 - * **Site Improvements, Hardscapes and Landscaping:** removal, replacement or addition of appropriate screening (walls, fences, landscaping) and/or incompatible uses or negative site elements (i.e., storage yards, outdoor work areas, et. al.), permanent hardscape and landscape improvements (i.e., asphalt sealing and restriping, built in outdoor furniture, bike racks and planters), as approved by the CRA staff during application processing.
 - * **Façade Coverings and Security Features:** removal and disposal of vinyl and aluminum cladding, window boards, roll-up security doors and window grates.
 - * **Exterior Lighting:** removal of old light fixtures, and the design and installation of new ones.
 - * **Pressure Washing:** private sidewalks, parking lots, and/or dumpster pad areas.
 - * **Design Fees:** up to 5% of total grant amount, above and beyond the design fees indicated within the Midtown Architectural Assistance Program.
 - * **Contractor General Conditions and Overhead:** up to 5% of total grant amount.

IT'S A FACT!

RETURN ON INVESTMENT:

In the nine months following renovations and a healthier menu change, Facade Grant recipient Jamal Shaer reported a **23% increase in restaurant sales at Chunky's Grill & Fry Co.!**



Before: Chunky's



After: Chunky's Grill & Fry Co.

TIMELINE:

This program is time-limited and designed to be implemented in conjunction with the NW 1st Avenue Streetscape improvements.

- A. Applications must be submitted to the CRA by June 1, 2017, 5 PM.
- B. All approved projects must commence by September 1, 2017, and complete by August 31, 2018, to be eligible for grant reimbursement.
- C. Grants may not be awarded for projects started before the grant award.
- D. Projects completed by June 1, 2017, will receive an additional Early Completion Reimbursement Award of up to \$2,500.
- E. The CRA will distribute funds to the grant Recipient only upon validation that the work has been completed and it is demonstrated that all contractors are paid in full. Valid receipts must be submitted to receive reimbursement fund disbursement.

GRANT ADMINISTRATION PROCESS

- **Application & Initial Consultation:** Completed applications are submitted by the applicant and evaluated by CRA staff on a continuous, first come, first evaluated basis, subject to funding availability. Staff and applicant may meet to clarify any outstanding applicant questions or application information.
- **Application Evaluation & Approval:** CRA staff reviews the application on a first come first reviewed basis, and makes a grant recommendation. The CRA will notify applicant of approval or denial of application in writing. Once the application has been approved, applicant may begin implementation of the approved improvements.
- **Agreements:** A Grant Agreement, Five-Year Façade Easement, and Owner Consent Form (where applicable); will be signed by the applicant (and owner if applicable) and the CRA Executive Director or designee. CRA staff will record the Façade Easement in the Alachua County Public Records upon payment of grant funds to applicant..
- **Project Completion & Grant Release:** After completion of the approved improvements, Grant Recipient will notify CRA staff, provide copies of all relevant improvement receipts, and proof of project completion. CRA Staff and Recipient will meet to review the project to verify completion of work as proposed in the application. The CRA will disburse funds to Grant Recipient within 30 days of approval of the completed project. **Project Close Out:** Five years from completion of project.

GRANT GUIDELINES

- 1. Agreement & Façade Easement:** By acceptance of the Grant funds and filing of the Façade Redevelopment Agreement, Grant Recipient and the Building Owner agree to keep and maintain (keep in good working condition and appearance) improvements made using these funds a minimum of five years. If the improvements are replaced or not maintained within five years of façade project completion, the grant recipient must repay a pro-rata portion of the grant proceeds invested in the project for the number of months remaining as further described in the restrictive covenant required to be filed.
Exceptions:
 - ♦ The improvement was replaced for the purpose of further renovation that will enhance the project. Such further improvements must receive prior approval from the CRA Executive Director or designee.
 - ♦ The improvement has been damaged beyond repair and the Grant Recipient has replaced the improvement.Upon approval of an application by the CRA Executive Director, the Façade Redevelopment Agreement must be executed by the owner and applicant and the CRA Executive Director. The Façade Easement must be recorded by the CRA in the Alachua County Public Records at time of reimbursement.
- 2. Owner Consent:** business owners who are not the property owners must obtain a signed Owner Consent, accepting the Program Terms as described above.
- 3.** All improvements conducted with the use of grant funds must be performed in a manner consistent with the University Heights Special Area Plan, the City Land Development Code, and all applicable regulations, codes and ordinances. Applicant is responsible for obtaining or having obtained all required building permits for the work undertaken.
- 4.** The CRA shall have no liability for workmanship, design, or construction related to the project receiving grant funds under this program.
- 5.** Grant Recipient agrees to allow the CRA to photograph the project for use in future publications.



APPLICATION TIMELINE:

August 1, 2016	Midtown Façade Grant application submittal open
June 1, 2017 @ 5 PM	Midtown Façade Grant applications submittal close. Projects completed by this date are eligible for the Early Bird Reimbursement Award, of an up to \$2,500 beyond the initially approved grant amount.
September 1, 2017	All approved projects must commence by September 1, 2017, and complete by August 31, 2018, to be eligible for grant reimbursement.

COMPLETE APPLICATIONS MUST INCLUDE:

- ⇒ Completed Application Form
- ⇒ Photograph of the existing building and site conditions
- ⇒ Illustrations and description of proposed improved façades (sketches and/or digital drawings)
- ⇒ Description and images/drawings of proposed finish materials and colors
- ⇒ Two cost estimates from different sources for an identical scope of work
- ⇒ Owner Consent Form, when applicable



SUBMIT APPLICATIONS TO:

Attn: Midtown Façade Program Coordinator

Gainesville Community Redevelopment Agency

802 NW 5th Avenue, Suite 200, Gainesville, FL 32601



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Applicant Name:

Phone:

Email:

Organization:

Building Address:

Applicant Mailing Address (if different than above):

Is the Applicant the Property Owner?

⇒ **YES.** Please attach proof of ownership, i.e., recorded deed or property tax bill, and proceed to the next page.

⇒ **NO.** Please complete Owner information below.

Property Owner Name:

Phone:

Email:

Mailing address:



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Building Address:

Façade(s) visible from NW 1st Avenue, between NW 16th Street and NW 20th Street

☐ East facing ☐ West facing ☐ North facing ☐ South facing

Check all proposed Building improvements that apply:

☐ Paint

☐ Repair / remove masonry

☐ Improve building accessibility

☐ Signage

☐ Remove old wiring

☐ Correct code deficiencies. Explain:

☐ Replace windows and doors

☐ Repair wood work

☐ Exterior lighting

☐ Fencing

☐ Other _____

☐ Remove old cladding (stucco, metal)

☐ Hardscape

☐ Other _____

☐ Powerwashing

☐ Landscape

☐ Other _____



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Building Address:

Please attach at least two (2) cost estimates from different licensed or certified contractors for all categories of work. All estimates must include identical scopes of service. If applicable to the selected prime contractor, attach copies of contractor's general liability insurance certificate and contractor's license. Please check the contractor selected for this project.

☐ Name of Contractor #1: _____ Cost Estimate: \$ _____

☐ Name of Contractor #2: _____ Cost Estimate: \$ _____

Application Check List:

- ⇒ Owner applicant: Proof of building ownership. Copies of deeds and county tax records will be accepted as proof.
- ⇒ Tenant applicant: Building Owner signature on following Application page (page 4).
- ⇒ Photograph of the existing building showing exterior conditions.
- ⇒ Sketches and/or elevations of proposed improvements, including colors.
- ⇒ Description and images/drawings of materials to be used.
- ⇒ Two cost estimates from two different sources. Scopes of service from each contractor must be identical.
- ⇒ Copy of selected contractor's general liability insurance certificate and contractor's license.



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Building Address:

SIGNATURES

AS **BUILDING OWNER**, I certify that I have reviewed the MIDTOWN Façade Grant Program, attached hereto as Attachment A and incorporated herein, and understand that this grant will reimburse a portion of building improvements to be completed and I approve of the proposed improvements.

Signature of Building Owner

Date

AS **APPLICANT**, I understand that this grant does not constitute a permit and permits must be obtained in order for the work to be allowed. I also understand that the CRA is responsible only for the grant amount and no more.

Signature of Applicant

Date

The City of Gainesville does not discriminate on the basis of race, color, gender, age, religion, national origin, marital status, sexual orientation, or disability (protected characteristics) and will not tolerate any such discrimination by or against its employees or citizens utilizing City services, programs, and activities.



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Building Address:

FOR STAFF USE ONLY: Check all documents attached the application:

- ⇒ Building is in Program Target Area
- ⇒ Proof of building ownership or letter of consent from the owner. Copies of deeds and county tax records will be accepted as proof.
- ⇒ Photograph of the existing building showing exterior conditions.
- ⇒ Sketches and/or elevations of proposed improvements, including colors.
- ⇒ Description of materials to be used.
- ⇒ Two cost estimates from two different sources. Scopes of service from each contractor must be identical.
- ⇒ Copy of selected contractor's general liability insurance certificate and contractor's license.

Estimated project cost per selected contractor: \$ _____

Recommended Midtown Façade grant Amount: \$ _____

Reviewed by: _____

Date: _____

Approved by (if different than above) _____

Date: _____