



Community Redevelopment Authority (CRA)

**Wednesday, October 10, 2018
Regular Meeting**

Item X1

Discussion on 2019 Facade Improvement Grants

Staff Contact:

October 5, 2018

From: Chad Nabity, AICP Director

To: CRA Board

Re: 2019 Façade Improvement Grant Applications

The approved budget for the 2019 fiscal year includes \$200,000 for commercial façade improvement grants. The CRA has been granting funds for commercial façade improvements since 1999. The façade program has evolved several times since its inception. The program has grown in popularity and usage over the last several years. Since November of 2018 we have received 7 applications for the façade grants. Six of these seven are requesting funding during the 2019 fiscal year.

Project	Address	Request	Date Received
Bossleman Office	1607 S Locust	\$187,835	11/21/2017
Old City Hall	208 N Pine	\$151,637	1/2/2018
Family Eye Care	401 N Eddy	\$150,000	2/12/2018
Sherwin Williams	502 3rd St	\$133,847	2/14/2018
Vogue Building	209 W 3rd	\$50,000	7/17/2018
Long John Silvers*	1150 S Locust	\$57,255	7/18/2018
Pinnacle Bank	106 E 3rd	\$300,000	8/3/2018
	Total	\$1,030,574	
*Request Submitted for Consideration in 2020 Fiscal Year			

The standard practice for the CRA over the past several years is to consider the applications in the order they were received and to fund them up to \$100,000 to be paid in the current fiscal year (and upon completion) with the remainder to be paid in \$100,000 increments each year thereafter up to a maximum amount granted of \$300,000.

There are two key elements that have been used during the review and approval process. All projects must include a licensed architect and the CRA will fund façade related expenses of the project at a ratio of \$3 for every \$7 spent on the project. Several years ago to encourage projects to happen the CRA made the decision to count the cost of

purchasing the building and previous improvements to the building as owner match for the funding ratio.

In reviewing the façade improvement grants and deciding how to proceed the CRA could consider the following:

Make no changes to the program and assign the fund to the first one or two projects on the list.

Propose a change to the match required to increase the match needed. This could be done by excluding purchase price of the building and or excluding previous expenditures or by changing the funding ratio.

Determine if projects that have been previously funded are eligible for façade improvement funding. This could be done on projects that were done within a specific timeframe 5 years, 10 years, 15 years or at any time.

Offer to fund all of or a portion of the projects with a share of the available funding and shift any funds not accepted to those projects that will be moving forward.

Hold all projects not funded until a future fiscal year when funding may be available.

Prioritize façade funding between the areas that specifically all for commercial façade improvement projects. Commercial façade improvement projects are permitted in areas 1, 2, 4 and 6. This is primarily 1st to 4th Street, South Locust Street, North Broadwell and North Eddy.

