

2023 DOWNTOWN IMPROVEMENT GRANT

Application Webinar





Agenda

- Overview
- Who is eligible?
- Timeline
- Grant Requirements
- Scoring
- Financial Requirements
- Other
- Questions and Contact Info



Two TN ECD Grant Programs

For Historic Commercial Building Improvements

- Historic Development Grants Started in 2021, goes to property owners of eligible commercial properties on the National Register of Historic Places. Deadline for Letter of Intent is June 23, 2023 and application deadline is Aug. 25, 2023. Information on this annual funding opportunity is found here: https://www.tn.gov/ecd/rural-development/historic-development-grant-program.html
- Downtown Improvement Grants Started in 2010 as Commercial Façade Improvement Grants, goes to local governments or eligible nonprofits to improve multiple commercial facades and streetscape amenities in a Tennessee Main Street or Tennessee Downtowns. <u>Deadline is Aug. 15</u>, 2023. This webinar covers the application process.

Both grant programs have a maximum grant award of \$300,000 in 2023 and may be used concurrently in this funding cycle.



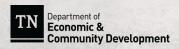
Overview - Downtown Improvement Grants

- Available to accredited Tennessee Main Streets and Tennessee Downtowns alumni Rounds 1-7
- Sponsoring organization can be Main Street or other non-profit, chamber or city government
- Active design committee required
- Application open now at https://www.tn.gov/ecd/rural-development/tennessee-main-street/downtown-improvement-grant-program.html
- Deadline is <u>August 15, 2023</u>
- Maximum award is \$300,000 per community (Applications for smaller amounts are encouraged)



Approved Activities for Facades

- Painting (Although we don't encourage painting historic brick that hasn't previously been painted)
- Awnings (New or replacement)
- Removal of vinyl or aluminum siding
- Brick repairs (Tuck-Pointing mortar)
- Windows & doors (Within historic guidelines)
- Safety improvements
- Signage on the building
- Lighting
- Improving visible back and side entrances
- Entryway improvements will be considered



General Downtown Improvement Activities Allowed



- Gateway improvements Physical improvements including signage at the gateway(s) to your downtown.
- Streetscape improvements Physical improvements such as planters, benches, lighting, sound systems, waste management, parking, electric vehicle charging and transportation enhancements that improve your streetscape and unify the district.
- Courtyard improvements Physical improvements to prominent courtyards in your downtown including seating, outdoor dining, event space and signage.
- Wayfinding signage Signage that is consistent with your community's brand that directs tourists to places of interest in your town.

Building improvements are still required; 50% of the overall project

...All kinds of buildings in historic commercial districts big or small, fancy or plain

Main Street Pulaski- 2020 Façade Grant 217 N Second Street

BEFORE

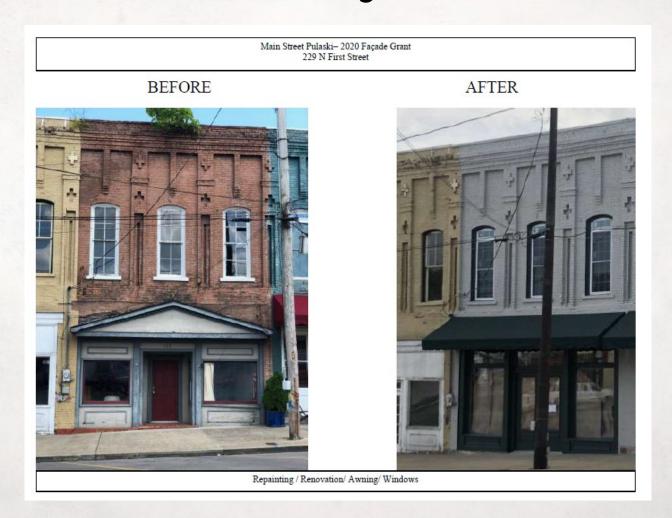
AFTER





Repainting & Windows

Design review to make good decisions for historic buildings...





Activating Public Spaces for Economic Development

Courtyard Example:

 Downtown Elizabethton
 Public Improvements
 benefitting multiple
 businesses









Scoring

- Project Need 20 points
- Project Impact 25 points
- Project Plan 20 points
- Project Feasibility 10 points
- Community Support 10 points
- Economic Ranking Up to 15 points based on county tier level
- Bonus points 5 points for accredited Main Street communities



Budget

- Reimbursable grant sponsoring organization should have capacity to manage financials
- 25% match required (usually paid by property owner)
 - (Grant Amount Requested/.75)*0.25 = Required Match
- Up to 5% can be used for administration
 - Must have some participation from an experienced grants manager or administrator
 - Admin funds can be split between the grantee and an administrator (will be a maximum \$15,000 this round)



What Are the Clawback Requirements?

Protecting the Investment

- To prevent owners from simply selling the property and profiting from the state-funded improvements, the owners must repay the program if they sell the property within 5 years. Part of the owner's obligation is forgiven each year they retain the property
- Here is the schedule:

•	0-12 months	100% repayment
•	After 1 year	80% repayment
•	After 2 years	60% repayment
•	After 3 years	40% repayment
•	After 4 years	20% repayment
•	After 5+ years	0% repayment



Timeline

- Apply here: https://www.tn.gov/ecd/rural-development/tennessee-main-street/downtown-improvement-grant-program.html
- Deadline Aug. 15, 2023
- Grantees announced <u>Sept. 26, 2023</u>
- Contracts are for 24 months, targeted start date January 2024 closing out in early 2026.
- Monthly reporting required payments depend on being upto-date with reports



What Else is Required?

- Follow the local government procurement policy, or alternately the state procurement policy (obtaining formal bids over \$25,000), and document compliance
- Annual Audit & Title VI submission (<u>Found Here</u>)
- Monthly, annual and closeout reports
- Avoiding conflicts of interest
- Monitoring by ECD staff conducted halfway through the grant and at closeout



What to Do Now

- Use your design plans and community branding to develop plans for signage and streetscaping
- Develop your plan to split the funds between façade grants and public improvements. Should be at least half for building improvements. Remember the focus is economic development.
- Get estimates for signage and other planned improvements
- Determine how you'll match the community parts of the grant
- Take the Before photos
- Tell your story what impact will these improvements have on your downtown?

Ask if you need sample applications

We have lots!



Facade Grant Application for Downtown Smithville

The Smithelile-DeGalo County Chamber of Commerce is now taking applications from downtown (on the squire) Smithville building owners for exterior improvements to their buildings. This funding is available through the Tennessee Downtowns program of the Tennessee Department of Economic and Consmunity

Each approved applicant can receive up to \$3,750 (numiroum) in grants when he/she spends a minimum of \$5,150 on pre-approved exterior improvements. Each approved applicant is required to make a 28% investment toward the total project cost to refurbish, upsnade, and beautify downtown facades (building exteriors) for pre-approved projects. The split between the grant and applicant is: Grant (Maximum \$3.750) 72% and Applicant (Maximum \$1.400) 28%.

Property/Sustants Owners
Building Address
Contact Phone Number
Ernal Address
Description of Prograwd Improvements / Gost Estimate (attach Contractor Estimates)
Email your Application, Contractor Estimates, & a Current Picture of Building Esterior to: swilliams@debalbcountschumber.org for you can bring documents to the Chamber of Commerce
Office during normal business hours). <u>Deciding to submit all documents for grant consideration is</u> Morch ID, 2012.

All approved projects great be completed within 6 months of application approved in order to receive

Upon completion of the project, submit all receipts, invoices, proof of payment, and post improvement pictures to the Chamber of Commerce. Upon receiving all documents, a Post Improvement and Design Committee inspection will take place. Reimbursement should be expected within II to 30 userls of receiving all documentation and post imspection of completed improvements.

Application Approved / Declined onc _ Authorized by: Tennessee Downtowns Prostan Committee Member Authorized by: Smithville-Delialb County Chamber of Comm Tennessee State Historic Preservation Office Approval Please Note: Funding is NOT Guaranteed You will be notified by the Chamber of Commerce Di Are you (or the business that is occupying the building) a Chamber of Commerce with up-to-date dues? Downtown Manchester Revitalization To request an application **Grant Application** The Manchester Downtown Steering Committee is accepting applications from property owners for Historic Zone structures <u>exterior</u> improvements. Each cost to refurbish, upgrade, and beautify buildings in the Historic Zone, and the Historic Zone, and the total project to the total project cost. Acceptable Documentation Involves Billing Statements only if it shows actual d showing payment cost to refurbish, upgrade, and beautify buildings in the Historic Zone, a Downtown Revitalization Grant will invest 50% up to a maximum of \$2,500. Ouptes are acceptable if they are accompa Itemized receipts which detail what is being name and transaction date. Unacceptable Documentation · Online billing histories unless it has the or has a check to show it was guid. Description of proposed improvements with cost estimate (Attach contractor Check stubs unless the actual invoice is Credit pand receipts Invoices with copy of check blocking to Purchase orders are not acceptable received. Deadline for Application: April 30, 2017 If you have any questions, email the Chan Return to Downtown Steering Committee 200 W. Fort St., Manchester TN 37355 All extensions must be completed within 6 months of application work. All extensions must be completed no later than May 30, 2018. After Steering Committee inspection and collection of receipts, reimbursement Application Approved / Declined Reminder: Exterior changes to any structure within the Historic Zone

Amount have anneared from the Michaele Zaning Commissions and City Reminder: Exterior changes to any structure within the Historic Zone must have approval from the Historic Zoning Commission and City Codes Deat. Analications for this are available at City Codes Deat. must have approval from the Historic Zoning Commission and Codes Dept. Applications for this are available at City Codes Dept. 16

Contact Information

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QUESTIONS?

