

South Division – Grandville Avenue Façade Program

6/9/2020

Purpose

The South Division – Grandville Avenue CIA (the CIA) was established in 2018 to a) correct and prevent deterioration within the business district b) stimulate property reinvestment c) promote economic growth.¹

The South Division – Grandville Avenue Façade Program goal is to support the repair and improvement of facades of commercial buildings in the corridor, as a way to enact the CIA goal of developing a thriving business district that includes strong, locally-owned businesses.²

Program

Approved façade projects are eligible for reimbursement of up to 50 percent of project costs for eligible project elements up to \$10,000. Funding is available via application and is awarded on a competitive basis.

Applicants may receive up to \$2,000 in grant funds for design assistance. Design funds can be used to hire an architect to provide design consultation.

Any building located in the corridor boundary is eligible for the South Division – Grandville Avenue Façade Program. Submitted applications will be evaluated to determine their ability to advance the goals of the Tax Increment Financing (TIF) and Development Plan, with a specific focus on commercial buildings. The CIA will fund project elements and enhancements in addition to what is required by the City of Grand Rapids, and which are deemed to be privately owned.

Applications will be reviewed by the CIA board, or its appointed committee, and will be voted on by the CIA board for approval. On an annual basis, the CIA board will review the facade program to determine if changes are required to meet the ever-evolving needs of the corridor.

Requirements

- Property must be located within the CIA boundary.
- Property must contain an active commercial business or be undergoing renovations for the opening of a business within six months.
- Applicants must be current on City of Grand Rapids taxes and must not owe other City fees prior to filing an application
- Eligibility
- Property must be located within the CIA boundary
- Property must contain an active commercial business or be undergoing renovations for the opening of a business within six months
- Applicants must be current on City of Grand Rapids taxes and must not owe other City fees prior to filing an application
- Both façade repairs and façade improvements are part of this program. However, routine maintenance and upkeep of existing exterior is NOT included in this program.

¹ South Division – Grandville Avenue Development plan & tax increment financing plan, page 3.

² South Division – Grandville Avenue Development plan & tax increment financing plan, page 4.

Process

1. Submit application with required attachments
2. CIA board (or committee) reviews application quarterly (July, October, January, April) and recommends application to CIA for approval
3. CIA board votes on project approval
4. Agreement executed following CIA Board approval
5. Project completed
6. Itemized Receipts, proof of payment, proof of project completion provided by applicant to CIA board
7. CIA board reviews above items and approves disbursement
8. Reimbursement issued to applicant.

CIA board meets monthly.

Funding is provided quarterly (July, October, January, April) on a competitive, first come, first served basis based on the CIA fiscal year and program budget.

Point evaluation system

Criteria 1. What percent of the total project cost does the request represent?

- 15 points 6% - 20%
- 10 points 21% - 40%
- 5 points More than 40%

Criteria 2. What is the current occupancy status of the building ?

- 15 points Vacant
- 10 points Occupied, but vacancy exceeds 50% of building space
- 5 points Occupied, but vacancy is less than 50% of building space

Criteria 3. What percentage of total building frontage will be repaired or improved through the project?

- 25 points 100%
- 15 points 75% - 99%
- 10 points 50% - 74%
- 5 points 20% - 49%
- 0 points Less than 20%

Criteria 4. When completed what percentage of total building first floor frontage will be transparent?

- 20 points more than 75%
- 10 points 50% - 75%
- 5 points Less than 50%

Criteria 5. Are exterior plans consistent with the Secretary of Interior's Standards for Historic Rehabilitation?

- 10 points Yes
- 5 points No

Criteria 6. Will the project remediate existing code violations or non-conforming conditions?

- 10 points Yes
- 5 points No

Criteria 7. Does the project involve the activation of a currently vacant storefront?

- 10 points Yes
- 0 points No

APPLICATION: South Division – Grandville Avenue façade program

Applicant information

If the applicant is an individual or individuals:

- Applicant Full Name(s)
- Mailing Address
- Applicant's Email
- Applicant's Phone

If the applicant is an organization

- Registered full name of the organization
- Type of legal entity of the organization
- Tax ID number or employer identification number
- Full names, email address and phone number of all persons having an ownership interest in organization

Identify the applicant's legal interest in the subject property

- Property owner having title
- Land contract vendee
- Purchaser by option or purchase agreement
- Lessee
- Other

Property description

- Property Address:
- Parcel Number:
- Current Use:
- Proposed Use (if different from Current use):
- Current and/or future tenant(s):
- Number of floors in building:
- Total Linear Frontage Area:
- Project Architect Name (if applicable):

Project description

- Total Project Cost:
- Amount Requested for Reimbursement:
- Estimated completion date:
- Include the following attachments:
 - Contractor estimates
 - Site plans
 - Photos of existing Conditions
 - Lease (if applicable)
 - Renderings
 - Owner Approval Letter (if applicant is not the property owner)

Applicant must read, sign and date the following statement.

The undersigned hereby request that the South Division – Grandville Avenue Corridor Improvement Authority provide assistance to the project described in this application for the expressed purpose described above. The applicant affirms and acknowledges that the applicant has legal interest in the property as described on page of this application. The offer of assistance will only be effective upon execution of the agreement between the applicant and the South Division – Grandville Avenue Corridor Improvement Authority. The answers and statements contained in this application and in the attachments are in all respects true and correct to the best of my knowledge and belief.

Applicant name(s):

Applicant signature(s):

Date:

If the applicant is not the owner or the property, the property owner must read, sign and date the following.

The undersigned hereby affirms and acknowledges that they are the owner(s) of the property described in the application, are aware of the contents of this application, and hereby authorize the applicant to submit this application and represent the undersigned in the matter being reviewed by the South Division – Grandville Avenue Corridor Improvement Authority.

Owner Name(s):

Owner Mailing Address:

Owner's Email:

Owner's Phone:

Owner Signature(s):

Date:

Return completed application with attachments to:

South Division – Grandville Avenue Façade Program
City of Grand Rapids Office of Economic Development
300 Monroe Ave NW, 9th Floor
Grand Rapids, MI 49503

Questions? Contact:

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