

City of Newberry CRA Commercial Façade Grant Program

Purpose

The purpose of the Newberry Community Redevelopment Agency (CRA) is the redevelopment and revitalization of Newberry's core urbanized area located within the CRA district. The Newberry CRA Commercial Façade Grant Program is designed to incentivize brick and mortar businesses within the CRA district to revitalize their buildings, making for a more welcoming and desirable downtown and commercial district, which in turn leads to more patronage of Newberry businesses.

Project proposals will be evaluated on the extent to which the project promotes one or more of the following three criteria:

1. **Economic Development** – promoting a thriving place for people to work, shop, and gather;
2. **General Commercial Aesthetic and Streetscape Improvements** – Improvements that enhance the visual appeal of the business and/or pedestrian accessibility;
3. **Historic Preservation of Commercial Structures** – protecting and maintaining historic properties is critical to maintaining the character of Newberry's historic downtown.

The CRA Board will use the Façade Grant Improvement Criteria Scoring Sheet to determine project recommendations and funding decisions. Proposed projects must meet the design standards of the Newberry Historic District, or, if located outside of the historic downtown area, the Corridor Overlay District.

Eligibility

The Newberry CRA Façade Grant Program is available to commercial properties within the Newberry CRA and have a façade visible from either Newberry Road (SR 26) or US Hwy 27/41 (SR 45). If a commercial building contains multiple businesses, each business may be considered for a separate façade grant provided each business has a unique primary entrance. Only the commercial portion of a mixed-use building shall qualify for a façade grant. Home based businesses are not eligible.

General Eligibility Requirements:

1. Business must be located within the Newberry CRA district in an area zoned for commercial activity;
2. The business must have a current City Business Tax Receipt;
3. The property must be free of City imposed liens, past due utility bills, open permits, and notices of code violations;
4. No past due property tax bills;
5. The business must have all applicable local, state and federal licensing;
6. The business must be allowable where located under the City's Land Development Regulations. Non-conforming uses/structures which have been, "grandfathered," are not eligible;
7. Building must be privately owned, structurally sound, and meet applicable building code and ADA requirements;
8. Business must be actively operating out of the building at time of application, or fully occupy the building prior to façade project completion (no vacant buildings);

9. Must be a legally constituted commercial business;
10. If the applicant is not the property owner, they must provide written authorization from the property owner to participate in the program.

Ineligible Applicants: National corporate franchises, government offices and agencies (non-governmental, for-profit, tenants are eligible), properties primarily in residential use, home based businesses, and properties exempt from property taxes.

Project Requirements

Projects that improve the visible aesthetics of the exterior façade or streetscape may qualify for a grant. Not all costs associated with the project qualify for grant reimbursement.

Qualifying Project Costs:

1. Labor
 - a. Contractor(s)
 - b. Other entity(ies) licensed/qualified to perform project work
2. Materials

Non-qualifying Project Costs:

1. Permit fees
2. Design fees
3. Work performed prior to grant approval
4. Work performed by building owner, lessee, tenant/occupant, employee or immediate relative of applicant

Examples of Eligible Projects

- Refurbishing of exterior walls, including repainting, repairs, re-siding or similar cosmetic or structural improvements
- Removal of false façades
- Façade 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
- Signs and graphics

Examples of Ineligible Projects

- Any improvements made prior to grant award
- Roof repair or replacement

- Interior renovations
- Non-fixed improvements such as removable awnings with no fixed improvements to the building, removable equipment, etc.
- General maintenance
- Payment for sweat equity
- Non-aesthetic improvements

Available Façade Grant Funding and Matching Funds Requirement

The Newberry Façade Grant program provides grant funding between a minimum of \$500 and a maximum of \$10,000, and is a reimbursement grant program. Applicants may request up to 50% of the estimated awarded grant funds, with proof of paid invoice. The remaining grant funds will be paid once the project is complete. The grant will pay for a maximum of 75% of eligible project costs. The remainder 25% must be paid by the applicant. The Façade Grant program is funded annually by the Newberry CRA, and is awarded on a first come, first served basis until funding for the year has been exhausted. Funding may be increased at the discretion of the Newberry CRA Board.

Competitive Bidding

Applicants are required to get two competitive bids for every type of proposed work. Applicants are not permitted to use their own business as one of the required bids. All contractors must be insured and licensed by the State of Florida. All construction contracts will be between the applicant and contractor.

Newberry CRA Façade Grant Improvement Criteria Scoring Sheet

Name of Proposed Project: _____

Façade Grant Scoring Criteria: Potential Points Awarded Actual Points Awarded

Economic Development		
Façade directly faces SR 26 (Newberry Rd.) or SR 45 (250th St.).		
Yes	10	
No	0	
Façade indirectly faces/is visible from SR 26 (Newberry Rd.) or SR 45 (250th St.).		
Yes	5	
No	0	
Business is a use that promotes downtown shopping or gathering.		
Yes	5	
No	0	
Aesthetics/Streetscape Improvements		
Proposed improvements enhance overall façade aesthetics.		
No	0	
Somewhat	5	
Substantially	10	
Proposed improvements conform to the City's Commercial Corridor Standards.		
Meets Standards	5	
Exceeds Standards	10	
Current Condition of Façade.		
Poor	20	
Fair	10	
Good	0	
Historic Preservation		
Within the Historic District, the Proposed Improvements Restore, Preserve, or Enhance the Historic Nature of the Contributing Structure.		
No	0	
Somewhat	10	
Substantially	20	
Within the Historic District, the Proposed Improvements Restore, Preserve, or Enhance the Historic Nature of the Non-Contributing Structure or District.		
No	0	
Somewhat	5	
Substantially	10	
Structure is Listed on the National Historic Register.		
Yes	10	
No	0	
Maximum Possible Total Points:	85	
Actual Total Points:		0
Minimum Total Points to Qualify:	35	