



## **Downtown Façade Improvement Program Overview**

### **Overview**

The City's pilot Façade Improvement Program will be established in June 2016. There are \$50,000 in matching funds available for improvements to downtown building facades. Applications are accepted and reviewed on a rolling basis.

### **Purpose**

The purpose of the program is to encourage and fund high-quality facade improvement projects that enhance the pedestrian experience and make downtown Wadsworth a more attractive, pleasant, and vibrant place.

### **Why Should I Participate?**

With only a small investment, you can greatly enhance your building. Façade improvements can:

- Add value to your business or building
- Increase the sense of pedestrian security
- Differentiate and distinguish your building
- Create a more distinctive downtown district

### **Eligibility**

#### **Designated Areas**

Buildings must be located within the target area that is centered along the High/Main Street corridor between Boyer and Walnut Streets and encompassed the Central Business Development (CDB) zoning district and adjacent commercial properties as shown on the Target Area Map (see attached).

#### **Eligible Participants**

Property owners and lessees located within the target area. Applicant must not have any outstanding debts to the City, unpaid property tax, or unresolved Code Enforcement issues.

#### **Eligible Activities and Expenses**

##### **(A) Priority Activities**

- Rehabilitation of existing buildings facades visible from the street, including: full storefront makeovers; items such as doors and windows; cornices; gutters and downspouts; signs and graphics; exterior lighting; canopies and awnings; painting and masonry cleaning; and new exterior wall surfaces, where the total cost of improvements equal or exceed \$50,000.

(B) Eligible Activities

- Rehabilitation of existing buildings facades visible from the street, including: full storefront makeovers; items such as doors and windows; cornices; gutters and downspouts; signs and graphics; exterior lighting; canopies and awnings; painting and masonry cleaning; and new wall surfaces where the total cost of improvements are less than \$50,000.
- Repairs and improvements to address deficiencies to the structure and/or mechanical systems, such as roofing, electrical panel and system upgrades; water and sanitary line improvements; footer repairs and similar activities as approved by the Façade Improvement Program Committee.

(C) Ineligible Activities

- Improvements to or within the public right-of-way and street furniture.
- Temporary improvements.
- Items not affixed to the building exterior.
- Improvements to single-family residential buildings.
- Out-of-pocket expenses (i.e., project soft costs) for design, permits, and construction.
- Costs for owner-completed work. All repairs and improvements made under this program shall be completed by professional contractors.\*

**Grant Maximum**

(A) Priority Activities: The City will reimburse the applicant \$5,000 upon completion of the project.

(B) Eligible Activities: The City will reimburse the applicant 50% of the project cost or \$2,500, whichever is less, upon completion of the project.

**Selection Criteria**

Assistance will be provided on a first-come, first-served basis until all funds are expended. In the event multiple applications are received at the same time, the City of Wadsworth will review and rank applications based on the following criteria:

❖ Building is currently occupied .....	10 points
❖ Building is more than 30 years old .....	10 points
❖ Financial grant request leverages more than 1:1 of applicant funds .....	15 points
❖ Building owner is a resident of the City of Wadsworth .....	5 points
❖ Building owner also owns the occupying business .....	5 points
❖ Improvements address the front façade .....	5 points

All applications will be reviewed for eligibility by the Façade Improvement Program Committee, which shall consist of: a member representing the Architectural Design Committee, the City's Economic Development Coordinator, the City Planning Director and the Executive Director of Main Street Wadsworth.

\*For projects involving exterior painting that will be performed with volunteer labor, only the actual cost of paint, primer and sealant are eligible for reimbursement (upon presentation of receipts for said materials) upon completion of the project.

## The Process – How It Works

- ❖ Applications received will be reviewed for completeness and then referred to the Façade Improvement Program Committee (FIPC). The FIPC will be convened on an “as needed” basis but not more than once per week. Attendance of no less than 3 members of the FIPC will constitute a quorum.
- ❖ The FIPC will review the proposed application for appropriateness against the draft design standards developed by Main Street Wadsworth and by reference to the existing built environment. The FIPC may approve, disapprove or recommend design changes for each application. The applicant must incorporate the design changes proposed by the FIPC in order to receive funding. The applicant’s attendance at the FIPC is not mandatory but is highly recommended. **Do not start** the project before FIPC approval or conditional approval is granted.
- ❖ Once FIPC approval or conditional approval is granted, the applicant may now proceed with the actual work. It will be the applicant’s responsibility to hire a contractor; ensure that appropriate permits required by the project have been obtained; all applicable federal, state and local laws have been complied with; all work has been completed and the contractor and all subcontractor’s paid. All projects shall be completed within 90 days of FIPC approval, unless an extension is requested and granted by the FIPC.
- ❖ The applicant shall then submit evidence that the project has been completed and the contractor has been paid in order to receive reimbursement. Evidence of completion and payment may consist of (but is not limited to): copies of all contracts; contractor invoices; payment vouchers; cancelled checks, etc. All requests for reimbursement must be submitted within 120 days of FIPC approval, unless an extension is requested and granted by the FIPC.