



Main Street: Greenville Commercial Façade Grant Program Overview and Guidelines

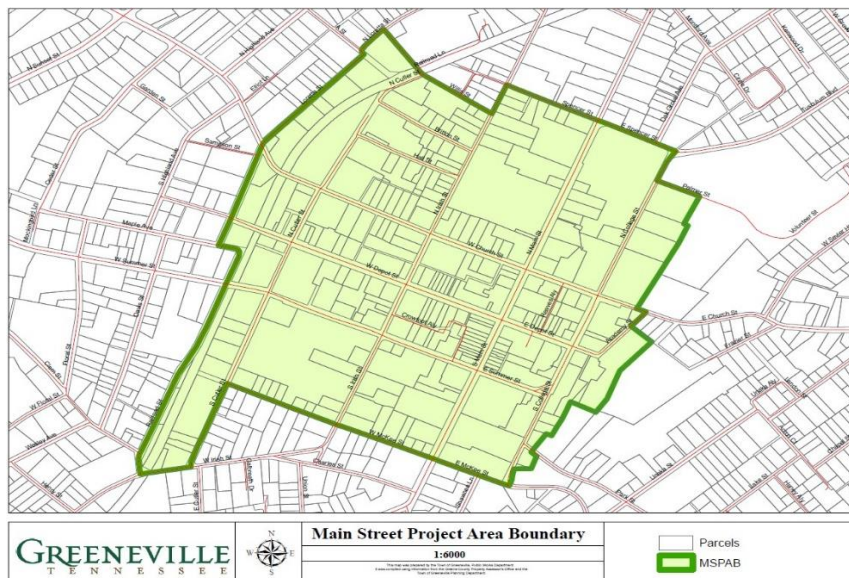
Program Overview

The objective of the Main Street: Greenville Commercial Façade Grant Program is to provide incentives to improve the facades of commercial buildings within the Main Street Overlay District in downtown Greenville. By improving the appearance of building facades, the program serves to increase the economic vitality of this area. Improved aesthetics also increase property values, enhance the marketability of space within the buildings, and draw businesses and residents to the area.

The Main Street Greenville Commercial Façade Grant Program is administered by Main Street: Greenville, Inc., with the assistance of the First Tennessee Development District (FTDD) and Tennessee Department of Economic and Community Development (TNECD).

Eligible Properties

Certain commercial and mixed-use properties located in the Main Street Overlay District are eligible for the façade program noted in the map below. Please note that in the event that the District boundaries change, the Main Street: Greenville Commercial Façade Grant Program boundaries will change as well. Buildings not eligible for the grant program include any municipally owned property and any non-conforming uses.



Main Street: Greeneville Commercial Façade Grant Program Overview and Guidelines

Eligibility

All proposed renovations must be approved by Main Street: Greeneville and TNECD prior to commencement. The grant requires 25 percent matching funds. Eligible properties and their owners will be considered for reimbursement of up to 75 percent (not to exceed \$30,000 per property) of the construction contract amount for completed exterior renovations. All expenditures must be documented via invoices and corresponding copies of cancelled checks. A request for reimbursement will then be made to TNECD.

Applicants must be current on all taxes, mortgages, and insurance for the proposed project site.

The building on which the façade work is to be performed must be structurally sound.

Eligible Projects

Eligible projects are exterior improvements to for-profit or non-profit businesses including signage, painting, awnings, lighting, display windows, doors, entryways and other approved exterior improvements (interior improvements are not allowed). Multiple-faced buildings may be eligible. The intent of the program is to award a minimum of 50 percent of the cost of the renovations on the principal façade of the building

Eligible Project Examples– permanent exterior improvements may include:

- Masonry repairs and repointing bricks;
- Repair/replace/preserve historically significant architectural details;
- Storefront reconstruction;
- Removal of false façade;
- Cornice repair;
- Exterior painting and stucco;
- Awnings and canopies;
- Window and door repair or replacement;
- Permanent exterior signage integrated into the storefront design;
- Permanent exterior lighting;
- Repair/replacement of gutters and down spouts;
- Decking and stairs; and
- Visible electrical, mechanical equipment enclosures

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Non-Eligible Project Examples:

- Improvements made prior to grant approval;
- Landscaping;
- Roofing;
- Parking Lots;
- Billboards;
- Interior renovations;
- Temporary, portable or non-permanent improvements;
- New construction;
- Property acquisition;
- Expansion of building area;
- Conversion of use;
- Working capital

CDBG Requirements

Environmental Review/SHPO Clearance: All federally funded projects must complete an Environmental Review and receive clearance from the State Historic Preservation Office (SHPO). If buildings are more than fifty years old or in an historic district, SHPO will review the proposed project before it can begin.

Davis-Bacon Wage Rates: Any contract over \$2,000 that uses CDBG dollars for construction, alteration and/or repair of public buildings or public works must pay those wage rates, fringe benefits and payments without deductions or rebates as determined by the Davis-Bacon Act to all laborers and mechanics working on the project.

Flood Plain Projects: Projects in the 100-year flood plain require additional review and documentation to ensure that the project should be completed. Flood insurance is required for all structures in a flood plain that use federal funds for improvements or rehabilitation.

Procurement: All contractors must be competitively procured according to federal or local procurement standards, whichever is more restrictive. Minority and female contractors should be invited to bid. Davis-Bacon wage rates must be included in bid documents. Bids must be opened publicly, and minutes must be kept of the meeting. Bids should be awarded to the lowest, most responsive bidder. If a community elects not to use the lowest bidder, justification must be made to and approved by TNECD.

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Zoning

All projects are subject to all local, state and federal building/design zoning and guidelines. Projects may be subject the Historic Downtown Greenville Central Business District Design Guidelines. These will be submitted and reviewed by the local historic zoning committee.

Protecting the Investment

It is not the intent of the program to allow the selling of the property and profiting from the CDBG funded improvements. The owners must repay the program if they sell the property within five (5) years. Part of the owner's obligation is forgiven each year they own 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