

DWBBID Façade Grant Program Application

I. INTRODUCTION

The DWBBID Façade Grant Program has been established to improve facades and storefronts of rate-paying and contributing properties within the Downtown Wilkes-Barre Business Improvement District (DWBBID). The program is administered by the Diamond City Partnership, which manages the DWBBID.

II. PURPOSE

The DWBBID Façade Grant Program provides matching grants for the preservation, restoration, and maintenance of existing commercial buildings owned by ratepayers or contributors to the DWBBID. The grant dollars are intended to produce visible changes to commercial building facades and storefronts and, where appropriate, to encourage the reversal of previous “inappropriate” remodeling. Since funding sources are limited, priority will be given to projects demonstrating the most substantial positive impact on the appearance of the building and streetscape.

III. TARGET AREA

The DWBBID Façade Grant Program is available to all rate-paying or contributing properties within the Downtown Wilkes-Barre Business Improvement District. That 231-acre district encompasses Downtown Wilkes-Barre’s commercial core.

IV. ELIGIBILITY

A. Building

Funds must be used for façade or storefront rehabilitation of existing commercial buildings within the designated target area (see above). All properties must be conforming uses or legal nonconforming uses under the City of Wilkes-Barre’s zoning ordinance. Properties will not be eligible if any DWBBID assessments or real estate taxes for the subject property are delinquent. Only one grant per property will be allowed each calendar year. Buildings with multiple tenants must be remodeled in a unified manner.

B. Applicant

Owners, tenants, or owner/tenant joint ventures may submit applications under this program. Ratepayers, either as applicants in their own right or as the landlords of tenants who are applicants, must be current with their DWBBID assessment fee at time of submission. Tenants must include the written approval of the property owner and evidence of their leasehold interest in the application; and they must comply with all requirements and standards as deemed necessary by the DWBBID.

C. Activities

1. Eligible Activities:

Eligible activities shall include, but are not limited to, the following:

- A. Design and maintenance improvements made to front, rear or side building elevations. NOTE: Priority will be given to front facades.
- B. Repair and/or replacement of original building materials and decorative details that are deteriorated or missing.
- C. Repair of non-original materials that cannot be removed due to deterioration of the underlying original building material.
- D. Cleaning of exterior building surfaces.
- E. Tuck pointing and masonry repair.
- F. Painting.
- G. Repair, replacement or addition of entrances, doors, display windows, transoms or upper-story windows.
- H. Landscaping improvements connected to existing structure.
- I. Exterior improvements for the handicapped including ramps, doors, door openers, walks, guardrails, no-slip materials or level platforms at doors.
- J. Exterior signage – repaired, rehabilitated, or new.

2. Ineligible Activities

The following activities are not eligible for funding by this program:

- A. Roof repairs.
- B. Construction of new buildings.
- C. Structural additions to existing buildings.
- D. Purchase of property and/or buildings.
- E. Equipment.
- F. Interior fixtures & furnishings.
- G. Inventory or operating capital.
- H. Design fees.

All applicants must utilize the Diamond City Partnership's design standards as the basis for any façade or storefront improvements to be funded by the DWBBID Façade Grant Program.

V. PROGRAM FUNDING

This is a matching-grant program; in other words, the applicant must put in \$1 of private funding for every \$1 of Façade Grant funding that they receive, up to a maximum of \$2,500.00.

All grant funds are allocated and administered by DCP, which manages the DWBBID. The grant runs on a "first come, first serve" basis, and funds are available up to the amount budgeted annually by DCP. Grant amounts and formulas are subject to change.

Buildings shall be eligible for grant funding only once per calendar year, and each building is eligible for a maximum of \$2,500.00 per calendar year.

VI. DESIGN STANDARDS

All applicants must utilize the Diamond City Partnership's design standards as the basis for any façade or storefront improvements to be funded by the DWBBID Façade Grant Program.

The design standards are intended to ensure that all improvements funded by the Façade Grant Program:

- Preserve a property's distinctive historic or architectural features.
- Complement the surrounding built environment and urban context.
- Respect the architectural and historical scale, color, rhythm and proportions of the building and its neighbors.
- Incorporate signage and awnings that are architecturally compatible and contributes positively to the historic character of Downtown.

The design standards are described further in the enclosed document. DCP reserves the right to add to the standards described in the enclosed document at any time.

VII. APPLICATION PROCESS

1. The applicant obtains application and design standards from the Diamond City Partnership to develop ideas for improvements. **Please note:** applicants are encouraged to review their concept with DCP prior to submitting an application.
2. Based upon a concept, the applicant obtains preliminary cost estimates from a contractor selected by the applicant.
3. The applicant completes and submits an application, which must include relevant design plans, cost estimates and construction schedules. **Each applicant should include an application fee of \$20 payable to DCP with each submission.**
4. The completed application is submitted to the DCP's Design Committee for final approval. The Design Committee meets once a month to review applications.
5. The Design Committee or DCP staff will contact applicants within 14 days of the review.
6. If the Design Committee approves the application, the Committee will issue a letter of commitment, which must be signed and returned by the applicant. If the Design Committee does not approve the application, DCP staff will explain the reasons for rejection, and what steps must be taken to gain approval.

VIII. POST-APPLICATION PROCESS

1. Funded projects must be started within three months of Design Committee approval and completed within 12 months of Design Committee approval.
2. Any changes in the approved work specifications must be approved by the Design Committee. Those approved changes to the specifications will be attached to the original applications dated and signed by DCP staff. Deviations from an approved plan may disqualify the applicant from this program.
3. The applicant must provide DCP staff with proof that the work has been completed according to the approved plan before any Façade Grant payment will be issued to the applicant. Therefore, applicants' matching funds must be used to make any initial payments to a contractor for work performed under this program. DWBBID Façade Grant money will not be released until the completed work is approved by DCP.

DOWNTOWN WILKES-BARRE BUSINESS IMPROVEMENT DISTRICT
2015-16 DWBBID FACADE GRANT APPLICATION

Name of person applying: _____

Subject business or
property: _____

Address of subject
property: _____

City: _____ State: _____ Zip: _____

Phone: _____

Property owner
name: _____

Property owner
address: _____

Property owner phone:

Brief Project Description:

Required Attachments (check all that are attached):

- ____ Copies of bids/cost estimates for proposed work
- ____ Paint color or material sample, if applicable
- ____ Facade plan or other applicable diagrams, sketches, pictures, etc.
- ____ Budget worksheet (on reverse)
- ____ Current photograph(s) of building
- ____ Letter allowing exterior improvements if not the building owner
- ____ Application fee: \$20.00

Estimated Total Project Cost: _____

Estimated Eligible Expenses: _____ (From budget worksheet)

Amount of Request: _____

(Not to exceed 50% of eligible expenses, \$2,500.00 maximum award)

2015-16 FACADE Grant Request – Budget Worksheet

Eligible Grant Expenses:

(Please attach copies of bids or cost estimates to your application)

Doors	\$ _____
Masonry Work	\$ _____
Carpentry	\$ _____
Electrical	\$ _____
Windows	\$ _____
Paint (Exterior only)	\$ _____
Awnings	\$ _____
Signage	\$ _____
Other (list below):	\$ _____
_____	\$ _____
_____	\$ _____
<i>Total Eligible Expenses:</i>	\$ _____

Signature of Applicant

Date

Signature of Property Owner
(if different from Applicant)

Date

This section to be completed by DCP staff:

Date Received: _____

Date Reviewed by Committee: _____

Grant Amount Awarded: _____

Date Applicant Notified: _____

Date Project Completed: _____

Date Funds Distributed: _____