

Conover Downtown Revitalization Grant



The downtown is the heart of the city and investment in the core of the community benefits all of Conover's citizens. The City of Conover seeks to redevelop underutilized and vacant properties in the downtown. Building renovations, façade improvements, and upfits can be costly to owners, and can mean the difference between a vacant building, and a vibrant, occupied storefront.

This revitalization program seeks to encourage the reuse of buildings, as well as improve the aesthetics of existing occupied buildings. The grant program is designed to help owners of buildings to make improvements that will improve not only their building, but promote an attractive, inviting commercial downtown district.

The program seeks to:

1. Beautify and upgrade both vacant and occupied buildings
2. Attract reinvestment in downtown commercial buildings
3. Stimulate and encourage good design
4. Preserve the unique character and create a welcoming downtown Conover

Types of grants:

Grants of up to **\$25,000** or **50%** (whichever is less) of eligible project costs are available for interior and exterior improvements to downtown buildings that result in an occupied structure. Grants are competitive and awarded on a reimbursement basis. Priority is given to projects that improve the appearance of the property, as well as result in an occupied structure that promotes a vibrant, commercial district.

Eligible project costs include, but are not limited to:

- Window and door replacement
- Repairs to facades visible from public streets
- Painting, awnings, and other façade treatments visible from public streets (Color options to be provided by city)

- Landscaping and/or site work that improve aesthetics
- Demolition of blighted buildings and structures (must be completed within 120 days of grant award)

For projects where a currently vacant building would result in occupancy and the majority of funds will be spent toward aesthetics, the following improvements will be considered:

- Roof repairs
- HVAC, plumbing, and electrical systems

Funding Guidelines:

- Funds are available for properties within the boundaries of the Conover Downtown Revitalization District. Properties immediately outside the map boundaries may be considered on an individual case basis.
- Funds are awarded upon completion of the improvements, expenditure of eligible project costs, and issuance of a permanent Certificate of Occupancy
- Funds are treated as a forgivable loan. The term is 3 years from the date the funds are distributed
- 1/3 of the grant/loan amount will be forgiven annually on the anniversary for the date on which the grant funds were disbursed. If all conditions are met, and the building is occupied, the loan will be completely forgiven on the 3 year anniversary
- The grantee shall agree to be subject to periodic inspections to ensure compliance with the agreement
- Demolition grants will be issued upon completion of the demolition and stabilization of the site
- Applicant must be legal owner of the property and provide names of all owners and partners (copy of deed required)
- Applicant must be financially stable and not owe any back taxes, utility fees, or civil penalties
- Structures must be covered by a current insurance policy sufficient to cover the value of the structure, plus improvements

- If building is vacant, all activities must lead to the reuse/occupancy of a building within 24 months of the grant award
- There is no right or entitlement of grant funding. All funding decisions are made at the discretion of the City Council and are subject to budget appropriations
- Projects that have a significant impact on the aesthetics of the building or site will be given priority
- Funds cannot be used for business signage, or to comply with any existing violations of local or state laws

Funding Eligibility Exclusions:

- Single-family and two-family residential uses (Buildings with non-residential 1st floor and 2nd floor residential uses are eligible)
- Religious organizations
- Not for profit organizations and civic organizations (non-profits may lease building from for profit companies provided the building stays on the property tax scroll)
- Schools
- Organizations that discriminate on the basis of race, culture, gender, sexual orientation, age, or religion
- Political activities
- Adult businesses
- General storage or warehousing
- Parking lots
- Buildings within the B-3 district that do not currently conform to, or seek to utilize the grant to gain conformance to the building design standards as set forth in Appendix A, Division 7, Sections 37.3.3.1, 37.3.3.2, and 37.3.3.3 (these consist of the required architectural, window, and building material standards downtown)

Application: Conover Downtown Revitalization Grant

Business Name _____

Address _____

Telephone Number _____

Business Owner's Name _____

Property Owner's Name _____

(Including partners, shareholders, and/or members)

Briefly describe proposed improvements: _____

Total Amount of Project _____

Total Amount of Grant Request _____

Please attach a drawing, sketch, or photo of proposed renovations, specifically identifying building material changes and paint color for each detail of the building, along with an existing photo of the building.

I certify that all information included with the application is true and correct and agree to adhere to any conditions stated herein in addition to all city ordinances and the laws of the State of North Carolina regarding this work.

Signature

Date

Approved By:

Signature (Conover Representative)

Date

Comments: _____
