

PURPOSE

The City of Temple is committed to establishing long-term economic vitality in Strategic Investment Zone corridors, encouraging redevelopment and diversification. Through the implementation of this incentive grant program, property owners who meet certain eligibility criteria may facilitate new public and private sector investments.

INCENTIVES

For eligible Projects involving investment in real property, incentive grants are available on property located within a delineated Strategic Investment Zone corridor. The grants are provided as reimbursements, as a match to the funds disbursed by the Applicant. Only the Applicant's cash disbursements may be used as a grant match, in-kind contributions may not be used as part of the Applicant's match. Improvements which are primarily deferred maintenance by the property owner will not be eligible for grants.

FUNDING CYCLE

The funding cycle shall be from October 1st to September 30th. For each funding cycle the City shall designate specific amount of funding available for that cycle. Upon exhaustion of those funds, the City will be under no obligation to fund additional grants. Likewise, the City is under no obligation to establish future funding cycles.

Applications are available at www.templetx.gov/SIZ and should be submitted to:

Physical Address: City of Temple Planning Department, 2 N. Main Street (City Hall), Suite 102 Temple, TX 76501

Email Address: kgover@templetx.gov (for questions, as well)

Direct questions to either the email address above or 254-298-5272

ELIGIBILITY

To be eligible for a SIZ Incentive Grant, the applicant must be the owner or a lessee of property located within the boundaries of one of the City's SIZ corridors. The current corridors are delineated in the following map and listed as follows:

- Commercial
- Downtown Core

EVALUATION AND APPROVAL PROCESS

Applications must be submitted and approved prior to commencement of work. Reimbursements will not be made on work commenced prior to approval.

- Applications should be submitted to the Planning Department.
- The Planning Department is available to assist the applicant throughout the completion of the application, an initial meeting between the City and the Applicant will be set up upon application submission.
- A review committee will notify the applicant of its recommendation to the City Council and will forward the application and staff recommendations to City Council for consideration, as applicable.
- The City Council may approve a request for a grant in whole or in part, or deny the same.
- Applicants will be notified of City Council approval or disapproval in writing.
- Upon City Council approval an agreement will be executed between the applicant and the City.
- The applicant may not be reimbursed for work completed prior to execution of the agreement.
- Other Criteria, as follows:
 - the extent to which the property for which a grant is sought is blighted or fails to meet City codes or regulations;
 - whether the proposed Project is at a higher level than exists on other properties in the SIZ Grant Corridor in which the property is situated;
 - whether the applicant has the financial resources to complete the improvements described in the application;
 - whether the property is unlikely to redevelop without an incentive by the City;

- whether the proposed use of the property is in keeping with the future uses of property identified in the City's Comprehensive Plan or a Master Plan adopted by the City Council;
- whether the development is in an overlay that requires higher standards than in other parts of the City;
- whether the development remedies deteriorated City infrastructure;
- whether the development implements elements of the City Master Plan including sidewalk, trail, or parks master plan; and
- whether there is a known occupant/tenant for the proposed development.

GRANT TIERS

The City will consider making grants on a 1:1 matching basis for Projects completed on property located within a delineated Grant Corridor. Grant reimbursement and/or in-kind services will be considered by which tier an applicant is qualified under, tier I, II, or III. The City will also consider making grants for the inclusion of downtown residential units in a Project per section d. below.

- a. **Tier I.** The City will consider making grants on a 1:1 matching basis for Projects that focus on exterior improvements under \$19,999. Activities eligible for reimbursement include, but are not limited to, minor façade improvements, signs, and decorative wall decals, as proposed and approved, to include permit fee waivers up to \$2,000. Improvements which are primarily deferred maintenance by the property owner will not be eligible for grant funding.
- b. **Tier II.** The City will consider making grants on a 1:1 matching basis for Projects that have an overall total Project investment between \$20,000 and \$499,999. Activities eligible for reimbursement include façade, sign, landscaping, sidewalk and life safety improvements; asbestos survey and abatement; design fees; and permit fee waivers up to \$2,000. To qualify for the grant funds, at least fifty-one percent (51%) of the improvements must be associated with exterior activities. Improvements which are primarily deferred maintenance by the property owner will not be eligible for grant funding.
- c. **Tier III.** The City will consider making grants on a 1:1 matching basis for Projects that have an overall total Project investment over \$500,000. Activities eligible for reimbursement include façade, sign, landscaping, sidewalk and life safety improvements; asbestos survey and abatement; design fees; and permit fee waivers up to \$2,000. To qualify for grant funds, at least fifty-one percent (51%) of the improvements must be associated with exterior activities. Improvements which are primarily deferred maintenance by the property owner will not be eligible for grant funding.
- d. **Downtown Residential Component.** The City will consider making grants on a 1:1 matching basis for Tier II and III Projects that include a residential component(s) that encourages mixed-use development in the Downtown Core Zone. Activities eligible for reimbursement include code/property maintenance compliance, accessibility enhancements and others as proposed and approved by the City. Up to three (3) residential units may qualify per Project. Improvements which are primarily deferred maintenance by the property owner will not be eligible for grant funding.

The chart above shows the types and dollar amounts of grants available in each of the current SIZ grant corridors. An applicant can request consideration for up to the maximum for each type of grant applicable to his/her property and application, but the total amount that an applicant can receive for any particular application and property is limited to the size of the applicant's actual investment. The chart above shows the minimum required investment by a property owner for consideration a SIZ grant. The value of grants of trees from the City's tree farm and demolition work performed by City crews, as determined by the City, is applied to the grant maximum.

TYPE OF ELIGIBLE ACTIVITIES

- a. **Façade Improvements.** Replacement or upgrade of an existing façade with an eligible product or removal of an existing façade to expose the original façade are activities which qualify for grant funding. Façade improvement costs eligible for reimbursement with a façade improvement grant include demolition costs (including labor), landfill costs, and material and construction (including labor) costs.
- b. **Sign Improvements.** Installation of new signs or the replacement of a dilapidated sign are activities which qualify for grant funding. Sign improvement costs eligible for reimbursement with a sign improvement grant include demolition costs (including labor), landfill costs, and the City-approved material and construction (including labor) costs.
- c. **Landscaping Improvements.** Installation of new or additional landscaping is an activity which qualifies for grant funding. Landscaping improvement costs eligible for reimbursement include:
 - Ground preparation costs (including labor);
 - Materials (trees, shrubs, soil and amendments thereto and other decorative hardscape such as arbors, art, and walls or fences);
 - Material installation of a non-portable space conditioning device (heaters, fans, and misters);
 - Curbed islands; and
 - Material and construction (including labor) costs.

The City will also consider making grants of trees from the City's tree farm if requested by the Applicant.

- d. **Asbestos Survey or Abatement.** Owner-initiated asbestos survey of a building and asbestos abatement for a building are activities which qualify for grant funding. Asbestos survey and abatement grant eligible costs include professional fees, labor costs, select demolition/removal costs, and replacement materials.
- e. **Demolition.** The City will consider, when requested by the applicant, demolishing buildings, signs or parking lots, and disposing of the same at the City's cost, when the City has the capacity and equipment to do so. The City will not demolish buildings where the City, in its sole discretion, determines that there is a reasonable probability that the building contains asbestos, unless the applicant has obtained an asbestos survey and abates asbestos, where necessary, prior to demolition of the structure. In lieu of doing the demolition work with its own crews, the City will also consider a grant for the demolition of existing buildings, signs, or parking lots on eligible property. Where the applicant is performing the demolition and seeking a demolition grant, eligible costs include the labor and landfill costs, and equipment rental, but exclude any design costs.
- f. **Sidewalk Improvements.** Construction of new sidewalks, curb and guttering or the replacement of existing sidewalks or curb and guttering are activities which qualify for grant funding. Sidewalk improvements costs eligible for reimbursement include demolition costs (where applicable and including labor), landfill costs, and material and construction (including labor) costs and equipment.
- g. **Fee Waiver.** The City will waive platting, zoning, and building permit fees for eligible projects. The City cannot waive water and wastewater tap fees.
- h. **Design.** Provision of design services, by a certified/licensed design professional or firm, to encourage increased aesthetics is an activity which qualifies for grant funding.
- i. **Life Safety Improvements.** Installation of fire suppression systems and/or elevator systems, to meet Code requirements are activities which qualify for grant funding. Costs eligible for reimbursement include material, construction, and installation (including labor) costs and equipment.

APPLICATION SUBMITTALS

- Submit one (1) original application and all four (4) attachments to the General Services Office
- All parties having ownership in the building must be parties to this application
- Applications must be submitted jointly (on one application form) by both the lessee and lessor for businesses operating in leased facilities
- Failure to provide complete or quality application may impact determination of application approval or disapproval
- For additional information on grants, please contact the General Services Office at (254)298-5275

