

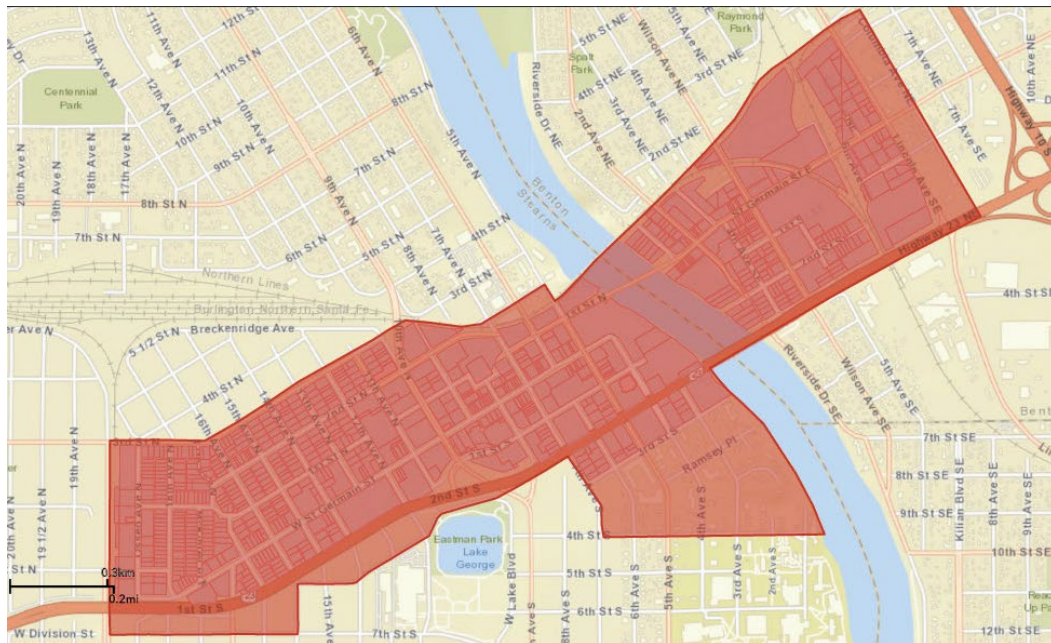
# St. Cloud Downtown Exterior Improvement Grant Program

## **Purpose**

The St. Cloud Downtown Exterior Improvement Grant Program provides incentives to stimulate external, visible investment in Downtown properties. Property owners and business owners are encouraged to consider improvements incorporating aesthetic, environmental, cultural and historical elements that enhance downtown character and architecture. These improvements should create a cohesive, attractive environment. The program provides a 50% matching grant for actual design and construction costs up to \$10,000 per property on a pay-for-performance basis. Eligible projects include permanent exterior building and landscape improvements visible from a public right-of-way.

## **Eligibility**

- 1) Property must be within St. Cloud Downtown Commercial Corridor (map below).



- 2) All work must be done on the property/building exterior and result in a publicly visible improvement.
- 3) All work must be done in compliance with the St. Cloud City Code and necessary permitting. Work must include the correction of any known exterior building code violations.
- 4) Work already in progress or performed prior to project approval will not be

- eligible for funding.
- 5) Funds may be used for design and/or construction of permanent exterior building improvements, awnings, windows, doors (including front/back door accessibility), brick repair and/or site landscaping resulting in a publicly visible improvement. Other uses may also be eligible if prior approval is granted by the St. Cloud Economic Development Authority.
  - 6) Signs are not eligible for funding.
  - 7) Operational or ongoing maintenance expenses will not be considered (Ex. Roof Repair).
  - 8) Properties must be taxable existing structures occupied by commercial or mixed-use tenants in a commercial zoning district.
  - 9) Properties may not include: Delinquent on taxes or special assessments, in litigation, condemnation or receivership.
  - 10) Preference will be given to projects which:
    - a. Positively contribute to downtown revitalization efforts.
    - b. Result in visible improvement that would not otherwise be made.
    - c. Demonstrate a ratio of private to public investment greater than 2:1

### **Application Guidelines**

The City of St. Cloud Economic Development Authority (EDA) is responsible for program oversight and grant approval. Applicants must comply with the following guidelines:

- Only fully completed applications will be reviewed.
- Owners of multiple properties must submit separate applications for each project.
- Business owners under a lease submitting applications must include written consent of the property owner.
- Projects must be completed in a timely manner from date of approval (within one year with a maximum extension of six months). As indicated by the pay-for-performance model, funds will be distributed after the project's completion and reimbursement is requested.
- No applications will be accepted for retroactive projects.

### **Grant Disbursement**

Awarded funds will be dispersed as a reimbursement to the applicant upon submittal of receipts and/or invoices for supplies purchased and inspection which certifies the work completed is in accordance with the EDA approval and other city ordinances.

### **City Code and Permit Requirements**

Recipients must comply with all requirements of State law, City Code, and EDA policy and program guidelines. Certain projects, depending on the scope, will require review of the Heritage Preservation Commission. Applicants agree to work cooperatively with the EDA and City as follows:



- Provide design drawings, proposed work specifications, and architectural materials in a timely manner.
- Attend various meetings, reviews, etc. with representatives of either the City or EDA to expedite various stages of the project.

**Recipient Responsibility**

All work to be completed shall be the sole responsibility of the property owner. The City of St. Cloud/EDA administers the grant program herein and the City/EDA is not responsible for any work undertaken as a result of the grant. The owner hereby holds the City and EDA harmless for an and all liability commencing out of any work constructed and paid for the façade improvement grant herein.