



APPLICATION FOR DOWNTOWN DEVELOPMENT FUND

Overview

On behalf of Downtown Vision, The City of Garden City is offering a development fund that can be used to offset the various expenses associated with the development and revitalization of the Central Business District.

Goal 1: Encourage development of vacant properties, and the revitalization and/or redevelopment of existing buildings in Downtown Garden City.

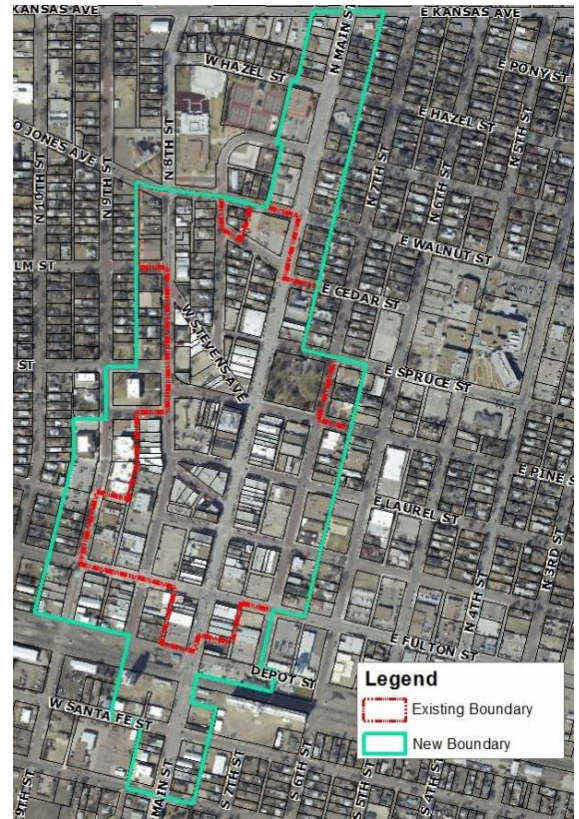
Goal 2: Development & revitalization shall be consistent with the Comprehensive Plan and Downtown Master Plan.

The program will reimburse up to 50% of eligible building costs per project. The annual amount of this fund is \$250,000. (Reimbursement will range from 30-50% on all eligible projects based on a scoring matrix adopted by the Governing Body. See attached matrix)

All reimbursements will be issued within thirty (30) days of the approved final inspection.

General Requirements

1. The property must be located within the Central Business District to qualify. The official boundaries (shown below in green) for this district are located in the *Garden City Downtown Master Plan (Figure A.1 The new Boundary, page 39)*.
2. The following improvements are eligible for the funds:
 - Environmental Remediation
 - Façade Renovation
 - Interior Remodel
 - 2nd Story Residential/Commercial Development
 - Efficiency Upgrades
 - Demolition Expense
 - Professional Fees (design, architecture, legal)
3. Total cost of project must be at least \$20,000 to qualify for this funding.
4. An Application for this program must be filed within ninety (90) days from the date of the issuance of the first building permit.
5. A copy of the Deed and receipt of paid property taxes will be required.
6. Should your application be approved, any award or funds hereunder will be conditioned upon your entering into a separate Downtown Development Fund Agreement ("Agreement") wherein the specific requirements for an award of funds are delineated. A copy of the Agreement will be made available upon your request, or if your application is approved by the City Commission.
7. An applicant becomes ineligible for this program if the property is currently participating in the Neighborhood Revitalization Program.
8. If awarded funds, the applicant will be ineligible to apply for this fund for two years from the date of completion of their project.





APPLICATION FOR DOWNTOWN DEVELOPMENT FUND

PLEASE PRINT OR TYPE

PROPERTY INFORMATION

OWNER'S NAME

OWNER'S MAILING ADDRESS

PHONE NUMBERS

HOME

WORK

EMAIL

PROPERTY ADDRESS

REQUIRED DOCUMENTATION

(The following documents MUST be turned in with application)

COPY OF DEED RECEIPT OF PAID TAXES COMPLETED W9 CONSTRUCTION BIDS

PROPERTY IMPROVEMENTS

PLEASE CHECK ALL THAT APPLY

Environmental Remediation Façade Renovation Interior Remodel Efficiency Upgrades
 2nd Story Residential/ Commercial Development Demolition Expense

IS PROPERTY LISTED ON HISTORIC REGISTRY OR LOCATED WITHIN A HISTORIC DISTRICT BOUNDARY?

No

Yes (must attach proof of historic registration)

IMPROVEMENT DESCRIPTION

(Please be specific and Use additional sheets if necessary)

IMPROVEMENT (cost estimates)

Building Costs: \$

Professional Fees: \$

PROJECTED CONSTRUCTION SCHEDULE

/ /

START DATE

/ /

FINISH DATE

PROPERTY OWNER / APPLICANTS SIGNATURE

DATE

FOR OFFICE USE ONLY

APPROVALS:

Total Points _____ Eligible % _____

Community Development Date of Approval _____

Governing Body Date of Approval _____



FOR OFFICE USE ONLY

DOWNTOWN DEVELOPMENT FUND SCORING MATRIX*

Applicant's Name _____

Address of Project _____

Project Description _____

SECTION A	Yes = 10 No = 0	NEXT ACTION
1. Will the project be addressing a fire or life safety issue in the building?		If Yes complete Section F
2. Will this project help to fill a vacant building?		If Yes complete Section G

SECTION B	Yes = 5 No = 0	NEXT ACTION
3. Is the location a local, state or national landmark?		If Yes complete Section H
4. Will project help to preserve a historic structure?		
5. Will project allow for a new restaurant, bar or retail business to come in?		If Yes complete Section I
6. Is this project a complete building remodel?		

SECTION C	Yes = 4 No = 0	NEXT ACTION
1. Will the project enhance the aesthetics of the façade of the building?		If Yes complete Section J

SECTION D	Yes = 3 No = 0	NEXT ACTION
1. Does the project include enhancements to second story residential?		

SECTION E	Yes = 1 No = 0	NEXT ACTION
2. Is this project addressed on Main Street?		
3. Does this project have the potential to draw customers in from the surrounding area?		

SECTION F	10% or less = 1, 11-25% = 2, 26-50% = 3, 80+% = 5
1. What percentage of the project addresses a fire or life safety issue?	

SECTION G	2 years or less = 2, Between 2-3 years = 3, Between 3-5 years = 5
2. How long has this building been vacant?	

SECTION H	National = 2, State = 3, Local = 5
1. Is it a local, state, or national landmark?	

SECTION I	Retail = 1, Bar = 2, Restaurant = 3
1. Will this be a restaurant, bar, or retail?	

SECTION J	minimal = 1, half façade remodel = 2, Complete = 5
1. Will this be a complete façade remodel?	

Total Points _____ **Eligible %** _____ **Date** _____

Score	Possible award
0-9	TBD
10-20	30%
21-49	40%
50+	50%

*The scoring matrix is a tool to aid the Governing Body in their decision process. Ultimately the Governing Body will determine the value of all awards that are granted.