

## **2021 Property Improvement Program**

The Property Improvement Grant Rebate Program is a program managed by the **Downtown Lexington Partnership (DLP)** funded jointly by DLP and the **Downtown Lexington Management District (DLMD)**. It is designed to incent property owners and business operators to invest in their buildings, parking lots and businesses and to complete projects with good urban design.

### **Grant Details**

The program provides a reimbursement grant for up to 50% of eligible project costs up to a maximum grant of \$10,000, though not all projects will receive the maximum amount. To receive a grant, property owners or business operators must meet with DLP staff and complete the attached application prior to commencing a project. No grants will be awarded to projects that begin or are completed prior to this application process. Businesses applying for a grant must become a DLP Partner Member before grant funds will be dispersed.

### **Grant Reviews**

The application will be reviewed by Property Improvement Grant committee that consists of members of the DLP and DLMD Board of Directors, as well as a representative of the DLP Advisory Committee. The committee will meet for reviews as grant applications are submitted. There is not a submittal deadline for applications; however, funding is limited.

### **Grant Program Criteria and Priorities:**

A grant will only be awarded to projects that are of high quality and meet good urban design standards. An emphasis will be placed on projects that improve the quality of place and pedestrian experience. While repairs and maintenance may be included as part of a grant project, applicants are encouraged to include those as supplemental to a new enhancement of the property.

The improvement priorities for the Facade Improvement Grant Program are:

- Renovation of storefronts (occupied or vacant) including painting, windows, doors, lighting and signage.
- Creation or improvement of outdoor dining/sidewalk cafes.
- Paving and new landscaping of parking lots that need improved functionality and enhanced appearance.
- Enhanced lighting including architectural or artistic lighting projects.
- Creation of art murals on buildings.
- Projects that assist with tenant recruitment with priority given to retail shops, galleries, artist studios and restaurants.
- Sidewalk replacement or repairs that are conducted in coordination with other aesthetic improvements.

### **Other Eligible Improvements**

Eligible improvements/costs may also include:

- Signs (repairs, replacement, removal)
- Awnings
- Lighting



- Paint
- Removal/replacement of incompatible exterior finishes or materials
- Reconfiguring entrances to provide for visible impact
- Door/Window replacement or repair to enhance appearance
- Exterior cleaning
- Preserving historical architectural elements
- Design and permit fees associated with façade improvements

To be eligible for consideration, the following must be attached to this application:

- Proof of property ownership, such as a copy of the recorded deed or State Department of Assessments and Taxation (SDAT) record with owner name matching applicant name (if leasing property, written approval from building owner is required).
- Proof of current property and casualty insurance.
- Two (2) to four (4) photographs of current property conditions including close up and panoramic shots.
- Conceptual design plans and an outline/summary of proposed improvements, including a materials list.
- Two (2) written cost estimates/bids from licensed construction professionals.
- Detailed line item budget from a registered/licensed contractor or licensed architect. Contractors must include their business license or tax ID numbers as proof that they are eligible to do work in Texas.
- Accurate color samples (required for painting approvals).
- Material samples that indicate quality of finishes.
- Signage renderings that graphically indicate sign lettering style, size and sign dimensions.
- Letter from bank, or a bank statement, that shows applicant has sufficient funding to cover full project costs.
- License numbers for any contractors and subcontractors involved in project.
- Property owner must be current with property taxes, DLMD District Levy if property is in the district and tenant must be a member of the Downtown Merchants Association. If it is outside of the DLMD area, property owner/tenant must be a DLP member.
- Property owners awarded grants will be given a window sticker to display that recognizes the grant funding.

### **Geographic Priorities**

Properties within the Downtown Management District are eligible for grants. Priority will be given to properties in highly trafficked areas where the improvements can make the largest impact on pedestrians and users of Downtown.

On a case-by-case basis DLP may choose to allocate funds to retain an architect to assist the applicant with completing the application and making sure the project is completed as per the grant application.

**Contact Taylor McDonald for any questions or to apply:** [taylor@downtownlex.com](mailto:taylor@downtownlex.com)