

NEIGHBORHOOD COMMERCIAL REVITALIZATION PROGRAM

This program focuses on neighborhood commercial areas where neighborhood and City are working together to promote reinvestment and revitalization. It provides assistance in the redevelopment of blighted or physically distressed commercial buildings to ensure commercial occupancy.

The project must comply with established design standards by the applicable neighborhood association, area business association or be located in an urban renewal area. **Do not start construction until project is approved.**

Eligible Borrowers Property owners or business tenants with written property owner permission to make improvements.

Eligible Projects

- Exterior improvements including walls, foundations, facade and roof repair.
- Site improvements that enhance the building and comply with area design standards. Can include acquisition, demolition and landscape improvements.
- Interior improvements including elimination of faulty wiring and plumbing, falling plaster or other similar building code-related conditions.

Pre-Development Grant 1:1 matching grant up to \$5,000 for architectural & engineering fees, feasibility studies, environmental assessments or other related soft costs. Grant paid out on completion of work with documentation of costs.

For example: A \$10,000 project would receive a \$5,000 grant matched by \$5,000 in private funds. All costs over \$10,000 are the responsibility of the applicant.

Exterior Grant 1:1 matching grant up to \$15,000 from the program for improvements to the exterior of the building. Grant paid out on completion of work, documentation of costs and building inspection.

For example: A \$30,000 project would receive a \$15,000 grant matched by \$15,000 in private funds. All costs over \$30,000 are the responsibility of the applicant.

Rehab Loan Total Loan: 50% of total project costs, up to \$200,000 per project:
-- Exterior improvements: up to 100% of total loan amount.
-- Interior improvements: up to 50% of total loan amount; cannot exceed exterior loan.

Loans to business tenants cannot exceed term of the lease.

Repayment terms and interest rates negotiable.

A subordinate mortgage position or other adequate collateral required.

All costs over \$200,000 are the responsibility of the applicant

Process

1. Borrower meets with City staff to discuss project.
2. Staff determines if the project meets eligibility guidelines (conforms with Neighborhood Revitalization Program, CDBG regulations and/or the goals of the applicable urban renewal plan) and funds are available.
3. If the project is eligible, applicant submits a project description, proposed design, estimated costs, sources and uses of funding and financial pro-forma for the proposed project to the City.

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