

Economic Development Grants: Storefront Improvement Program

GRDC Advisory Committee

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GRESHAM
REDEVELOPMENT COMMISSION

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Today's Purpose

Outline:

- **Brief Overview**
- **Grant Process**
- **Policy Questions & Outcomes**
- **Next Steps**

Purpose:

- **Feedback on the grant process**
- **Feedback on communications plan and outreach**

Overview

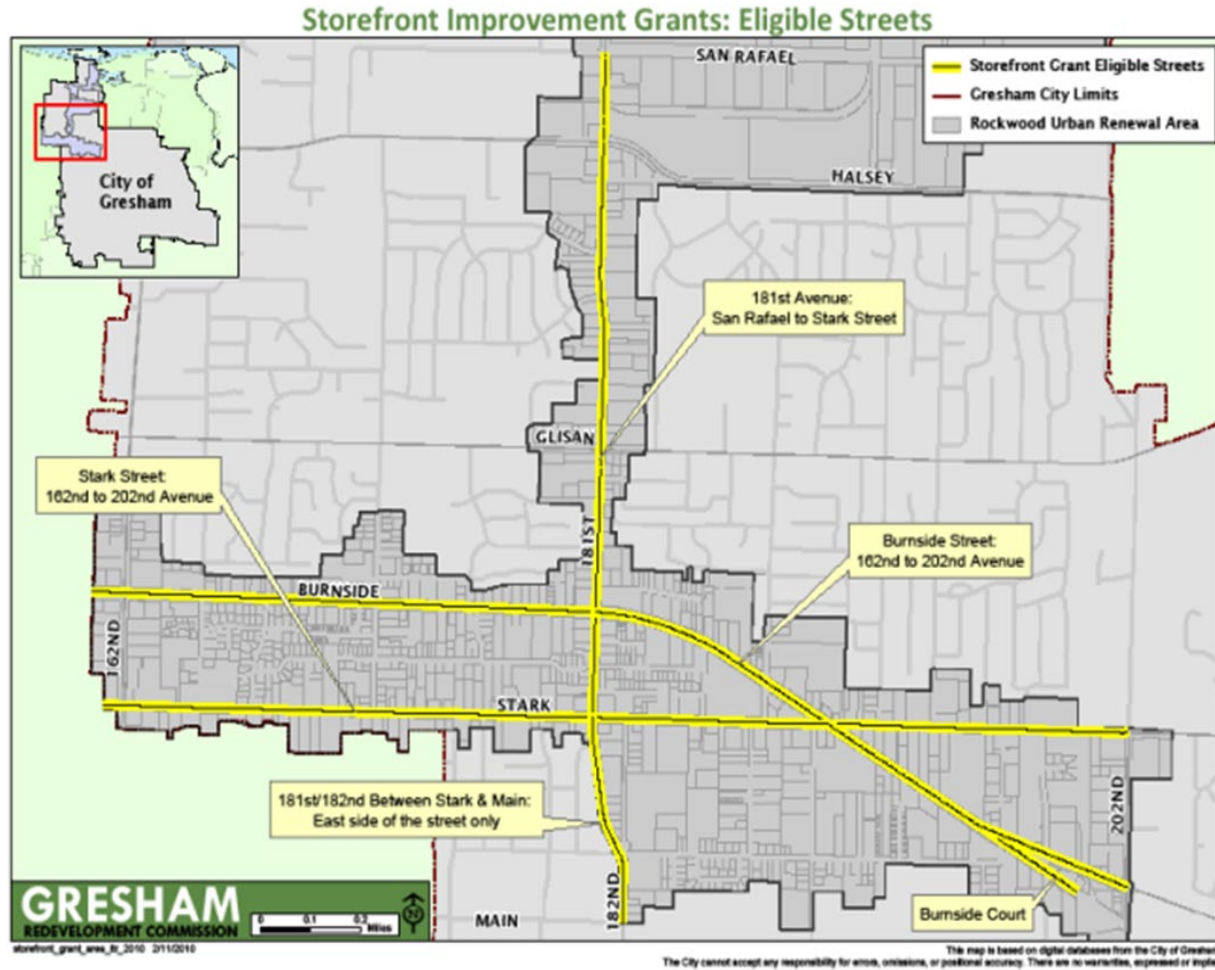
The Storefront Improvement grant program is administered by the Gresham Redevelopment Commission (GRDC). The grant provides matching **financial and technical assistance** to commercial property and business owners who wish to **restore or update their storefront façades** on buildings located in the Rockwood-West Gresham Urban Renewal Area (URA).

Who is eligible?

Both commercial property owners and businesses with written authorization of the property owner may apply for grant funding.

Where?

Businesses located on
Burnside, Stark, and 181st



Storefront Example

Summary of Proposed Improvements:

- Paint building or replace exterior siding
- Replace windows
- New sign
- Landscape improvements



Before



After

Program Guidelines

Eligibility:

- Eligible improvements made to the exterior of a building must be durable and of high quality and amount to at least \$20,000 in value
- Grant applications are accepted year-round and are available in English, Spanish, Vietnamese, and Russian.
- Both commercial property owners and business lessees with written authorization of the property owner may apply for grant funding. Properties with delinquent property taxes, liens or outstanding City code violations will not be considered for grant approval.

Funding:

- The grant funds **50%** of total eligible project costs, up to **\$40,000**.
- Grant funds are paid on a reimbursement basis; the Grantee must pay the entire cost of grant-funded improvements before receiving grant funds.
- The Grant will reimburse materials used in eligible improvements, labor costs (except those performed by the grantee), and the City of Gresham permit and design review fees.

Eligible Improvements

- Exterior painting
- Siding replacement
- Windows and door replacement
- New cornices, gutters and downspouts
- Signs and graphics
- Exterior lighting
- Canopies and awnings (durable and high quality, no vinyl)
- Limited security and accessibility improvements
- Landscaping, fencing, bike racks, and interior window display lighting are allowed as long as they are part of the work that directly affects the building exterior.

Ineligible Improvements

- Roofs
- Structural foundations
- Sidewalks and stand-alone ADA related improvements
- Billboards
- Security systems
- Non-permanent fixtures
- Interior window coverings
- Personal property and equipment
- Security bars
- Razor/barbed wire fencing
- Paving
- Advertising, interior modifications, and other projects that do not directly relate to the visual improvement or rehabilitation of the business

Grant Process Steps

Applicant Contacts Urban Renewal Staff

The applicant should contact Urban Renewal staff prior to submitting an application to discuss the grant parameters and what the applicant hopes to accomplish with their grant.

Submit Application

Applicant submits application and scope of work to Urban Renewal staff.

Gresham Redevelopment Commission Meeting

Grant applications are considered for approval by the **Gresham Redevelopment Commission (GRDC)** at monthly public meetings. Typically, an application will be scheduled for consideration the month following submission. It is recommended that applicants attend the GRDC meeting.

Application Not Approved

Application Approved

The **GRDC** will either approve, approve with modifications, or deny the grant request at the public meeting. The applicant is notified in writing of the GRDC's decision.

Collect Bids & Submit to Urban Renewal

Within 120-days of the date of the Pre-approval letter, Grantee acquires 3 bids for each element of grant-funded work over \$XX,XXX. Only one bid is required for work up to \$10,000.

Letter of Commitment

Urban Renewal reviews the bids and prepares Letter of Commitment specifying the work to be completed, maximum grant amount, and the terms and conditions of the grant.

Begin Work

Once the Letter of Commitment has been signed and returned to Urban Renewal, the grant-approved work can begin.

Complete all Work & Submit Receipts to Urban Renewal

After all grant-approved work has been completed, the Grantee submits the payment documentation for all of that work to Urban Renewal.

Reimbursement

Urban Renewal reimburses the Grantee for half of the costs of the grant-funded work. The payment shall not exceed the maximum grant award and will be paid out in a single payment.

Communications & Outreach



Timeline & Metrics

Timeline/Goals (Tentative)

- Advisory Committee Review
- GRDC Presentation
- Grant Launch: Spring 2024

Goal: obligate funds by end of fiscal year

Metrics:

- Number of businesses served
- Amount of private investment (Leverage)

Policy Questions

Policy Questions

- **Grantees:** Should this only apply to businesses?
- **Award Amount:** Total grant amount per storefront: \$40,000. Up to 50% of the total amount for reimbursement. Is this the right award amount?
- **Uses:** The eligible/ineligible uses are fairly standard. Any considerations?
- **COBID:** Policy or encouragement?
- Communications and outreach?

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