

PURPOSE

The City of Temple is committed to establishing long-term economic vitality in Strategic Investment Zone corridors, encouraging redevelopment and diversification. Through the implementation of this incentive grant program, property owners who meet certain eligibility criteria may facilitate new public and private sector investments.

INCENTIVES

For eligible projects involving investment in real property, incentive grants are available on property located within a delineated Strategic Investment Zone corridor. The grants are provided as reimbursements, as a match to the funds disbursed by the Applicant. Only the Applicant's cash disbursements may be used as a grant match, in-kind contributions may not be used as part of the Applicant's match. Improvements which are primarily deferred maintenance by the property owner will not be eligible for grants.

FUNDING CYCLE

The funding cycle shall be from October 1st to September 30th. For each funding cycle the City shall designate specific amount of funding available for that cycle. Upon exhaustion of those funds, the City will be under no obligation to fund additional grants. Likewise, the City is under no obligation to establish future funding cycles.

Applications shall be submitted to the General Services Office for consideration by Council.

Applications are available at www.templetx.gov/SIZ or at the following locations:

General Services Office: 101 N. Main St. (254-298-5997)

City Manager's Office: City Hall, 2 North Main Street, Suite 306 (254-298-5600)

ELIGIBILITY

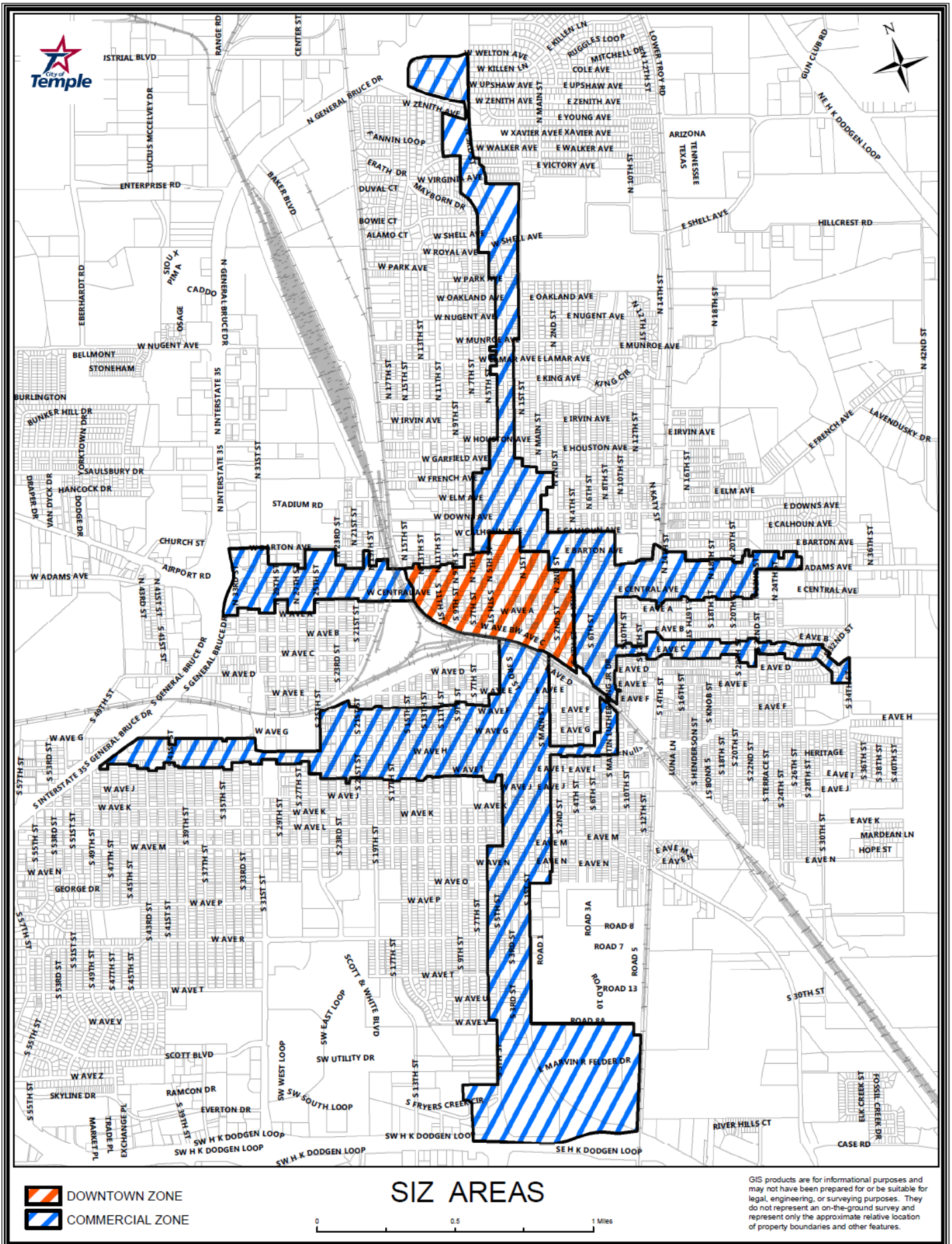
To be eligible for a SIZ Incentive Grant, the applicant must be the owner or a lessee of property located within the boundaries of one of the City's SIZ corridors. The current corridors are delineated in the following map and listed as follows:



- Commercial
- Downtown Core

EVALUATION AND APPROVAL PROCESS

Applications must be submitted and approved prior to commencement of work. Reimbursements will not be made on work commenced prior to approval.

- Applications should be submitted to the General Services Office.
- The General Services Office is available to assist the applicant throughout the completion of the application and will work closely with the Planning Office and City Manager's Office.
- A review committee will notify the applicant of its recommendation to the City Council and will forward the application and staff recommendations to City Council for consideration, as applicable.
- The City Council may approve a request for a grant in whole or in part, or deny the same.
- Applicants will be notified of City Council approval or disapproval in writing.
- Upon City Council approval an agreement will be executed between the applicant and the City.
- The applicant may not be reimbursed for work completed prior to execution of the agreement.



-  DOWNTOWN ZONE
-  COMMERCIAL ZONE

SIZ AREAS

0 0.5 1 Miles

GIS products are for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. They do not represent an on-the-ground survey and represent only the approximate relative location of property boundaries and other features.

INCENTIVE OVERVIEW

TYPE OF GRANT	Commercial Zone	Downtown Zone	
		Single Façade	Double Façade
Façade	\$15,000	\$25,000	\$40,000
Sign	\$2,500	\$2,500	\$2,500
Landscaping w/o Irrigation	\$5,000	\$2,000	\$3,000
Landscaping with Irrigation	\$10,000	\$4,000	\$6,000
Asbestos	\$4,000	\$4,000	\$4,000
Demolition	\$2,500	\$2,500	\$5,000
Sidewalk	\$10,000	\$10,000	\$10,000
Design	\$5,000	\$5,000	\$5,000
Fee Waiver	\$2,000	\$2,000	\$2,000
Maximum Grant	\$46,000 (\$51,000 w/ irrigation)	\$53,000 (\$55,000 w/ irrigation)	\$71,500 (\$74,500 w/ irrigation)
Required Minimum Investment	\$20,000	\$20,000	\$35,000

TYPES OF GRANTS

Façade – The City will consider making grants (the amount varies depending on the eligible SIZ incentive corridor) on a 1:1 matching basis for the replacement or upgrade of an existing façade with an eligible product to an eligible property, or to remove an existing façade to expose the original façade. Façade improvement costs eligible for reimbursement with a façade improvement grant include demolition costs (including labor), landfill costs, and material and construction (including labor) costs. Improvements which are primarily deferred maintenance by the property owner will not be eligible for grants.

Sign – The City will consider making grants (the amount varies depending on the eligible SIZ incentive corridor) on a 1:1 matching basis for the installation of new signs on eligible properties or the replacement of a dilapidated sign. Sign improvement costs eligible for reimbursement with a sign improvement grant include demolition costs (including labor), landfill costs, and City-approved material and construction (including labor) costs.

Landscaping – The City will consider making grants (the amount varies depending on the eligible SIZ incentive corridor) on a 1:1 matching basis for the installation of new or additional landscaping to an eligible property. Landscaping improvement costs eligible for reimbursement include:

- ground preparation costs (including labor);
- materials (trees, shrubs, soil and amendments thereto and other decorative hardscape such as arbors, art, and walls or fences);
- material and installation of non-portable space conditioning devices (heaters, fans, and misters);
- curbed islands, and
- material and construction (including labor) costs.

The City will also consider making grants of trees from the City’s tree farm if requested by the applicant.

Asbestos – The City will consider making grants (the amount varies depending on the eligible SIZ incentive corridor) on a 1:1 matching basis for an owner-initiated asbestos survey of a building and for asbestos abatement for a building on

eligible property. Asbestos survey and abatement grant eligible costs include professional fees, labor costs, select demolition/removal costs, and replacement materials.

Demolition – When requested by an applicant the City will consider in its sole discretion, demolishing buildings, signs or parking lots, and disposing of the same at the City’s cost, when the City has the capacity and equipment to do so. The City will not demolish buildings where the City in its sole discretion determines that there is a reasonable probability that the building contains asbestos, unless the applicant has obtained an asbestos survey and abated asbestos, where necessary, prior to demolition of the structure. In lieu of doing the demolition work with its own crews, the City will also consider a grant on a 1:1 matching basis for the demolition of existing buildings, signs, or parking lots on eligible property. Where the applicant is performing the demolition and seeking a demolition grant, eligible costs include the labor and landfill costs, and equipment rental, but exclude any design costs.

Sidewalk – The City will consider making grants (the amount varies depending on the eligible SIZ incentive corridor) on a 1:1 matching basis for the construction of new sidewalks, curb and guttering or the replacement of existing sidewalks or curb and guttering on eligible property. Sidewalk improvement costs eligible for reimbursement include demolition costs (where applicable) (including labor), landfill costs, and material and construction (including labor) costs and equipment rental.

Design – The City will consider making grants on a 1:1 matching basis for the provision of design services, by a certified/licensed design professional or firm, to encourage increased aesthetics.

Fee Waiver – The City will consider waiving platting, zoning, and building permit fees for eligible projects. The City cannot waive water and wastewater tap fees.

MAXIMUM AMOUNT OF GRANTS

The chart above shows the types and dollar amounts of grants available in each of the current SIZ grant corridors. An applicant can request consideration for up to the maximum for each type of grant applicable to his/her property and application, but the total amount that an applicant can receive for any particular application and property is limited to the size of the applicant’s actual investment. The chart above shows the minimum required investment by a property owner for consideration a SIZ grant. The value of grants of trees from the City’s tree farm and demolition work performed by City crews, as determined by the City, is applied to the grant maximum.

APPLICATION SUBMITTALS

- Submit one (1) original application and all four (4) attachments to the General Services Office
- All parties having ownership in the building must be parties to this application
- Applications must be submitted jointly (on one application form) by both the lessee and lessor for businesses operating in leased facilities
- Failure to provide complete or quality application may impact determination of application approval or disapproval
- For additional information on grants, please contact the General Services Office at (254)298-5997