

THE REDEVELOPMENT AGENCY OF THE CITY OF GALT FACADE IMPROVEMENT PROGRAM (FIP)

QUALIFICATIONS AND CONDITIONS SUMMARY

The Redevelopment Agency of the City of Galt, through the Façade Improvement Program (FIP), provides financial assistance to eligible commercial property and business owners to improve the appearance of storefronts in order to help create and promote a positive retail environment in Downtown Galt. Because the funds are public monies, the benefited property owner must agree to the specified contractual obligations. \$50,000 has been appropriated for this project during the first year. Project applications will be awarded on a first come first served basis until the funding is exhausted. Due to the limited funding, priority may be given to properties located on Lincoln Way, C Street and 4th Street, however all property and/or business owners within the designated project area are encouraged to apply.

The Contract Agreement identifies the conditions and responsibilities for this project. The following is a summary of the major conditions:

ELIGIBILITY

- The building must be located within the Downtown Core area as shown on the project area map. The Downtown Core is the area included in the City's adopted Downtown Revitalization and Historic Preservation Specific Plan.
- New or renovated buildings, i.e., buildings completed within the last five years or buildings which have previously received Agency assistance through the Façade Improvement Program in the last seven years, are NOT eligible for assistance.
- The basic formula is one grant for every 60 linear feet of storefront or one grant per storefront. Buildings with multiple storefronts must apply in a single application.
- Applications must include signatures of the property owner(s) and owner(s) of a business on the ground floor. Applications must be signed by all legal property and business owners.
- Verify that there are no outstanding code enforcement actions against the property.
- The property owner, business owner (where appropriate), and the Agency must sign a Façade Improvement Agreement. Applicant is not to begin any work before the contract is signed and executed by the Agency.
- Applicants must apply for this program prior to or at the time of a formal building permit application. Any project previously submitted to the Building Department and in the process of review and approval is not eligible for this program. Staff may consider funding through this program on any additional or new improvements beyond the initial project submittal, consistent with these guidelines.
- The following applicants/projects are ineligible for this program:

- Liquor Stores (defined as a store that has more than half of the shelf inventory devoted to liquor/beer/wine)
- Adult entertainment enterprises.
- Updating of national corporate or franchise stores unless the renovation is part of a larger project and the building is deteriorated.

GRANTS

- Business owners and property owners shall be eligible to receive up to \$15,000 in matching funds from the Agency for every 60 linear feet of storefront or one grant per storefront. Permit fees and costs associated with completing required construction documents are eligible expenditures.
- A maximum of \$1,000 can be used towards individual storefront signage.
- Any expenditure that exceeds the amount stated in the contract shall be the sole responsibility of the applicant(s).
- In addition to the grant, the Agency will pay for all preliminary design costs.

ELIGIBLE IMPROVEMENTS

Types of eligible improvements:

- Painting of entire building facade and sides of building visible from the street;
- Awnings, marquees, or sun control devices;
- Doors, windows, facade and display window lighting; and
- Tile, pavement between door and sidewalk, signs, and other improvements approved by Agency.

INELIGIBLE IMPROVEMENTS

Maintenance improvements such as roofing, sidewalk pavement, tenant improvements, code compliance requirements, and/or structural upgrade improvements are NOT eligible for assistance. All improvements must be approved by the Redevelopment Agency.

ELIGIBLE FEES

Various building permit fees and other soft costs (i.e. engineering and design) necessary for the façade improvements are eligible expenditures.

PROGRAM REQUIREMENTS

- Applicants must complete and return the FIP application form including the \$250 non-refundable application fee.
- Applicants are to designate one person who will be the contact person for the project.

- A Building Permit for improvements to a building must be obtained when plans are completed. A fee must be paid by the applicant to the Galt Building Department for the processing of the Building Permit.
- Applicant(s)/Owner(s) are also responsible for obtaining a minimum of two written bid proposals, selecting a contractor, and executing agreements with contractors for all improvements. Agency staff will assist the Applicant with the review of the contract for compliance with the Agency requirements. Selected contractors are required to pay prevailing wages pursuant to the requirements of the California Labor Code, Section 1771.
- All work must be conducted by contractors licensed by the State of California.
- Non-brick buildings are required to be painted under this program as the first priority funded with the Agency's FIP grant. All other eligible improvements will be paid for with remaining funds.
- Requirements are subject to change.