

**URBAN
RENEWAL
AGENCY
of the City of Talent**

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**Rehabilitation/Facade Improvement
GRANT PROGRAM OUTLINE
& Infrastructure related improvements related to economic development**

In order to encourage economic development and maintain the traditional small town character of Talent's downtown core, the Talent Urban Renewal Agency is announcing a **Rehabilitation/Facade Improvement Grant Program** for buildings within the Urban Renewal Area. Limited funding is available and an application process is required.

Program Description: The purpose of the **Grant Program** is to 1) rehabilitate and/or restore commercial, residential or governmental buildings to historically compatible exterior design and 2) encourage new investment and development in Talent.

Eligible work includes:

- Signage and awnings
- Replacement of missing decorative features
- Restoration of doors, windows and chimneys
- Storefront or façade rehabilitation
- Removal of non-historic materials or additions
- Exterior paint (if used as an architectural element)
- Improving ADA access
- Improving or installing systems necessary to business development
- Historic preservation-related maintenance which requires specialized care or expertise

In-eligible work includes:

- Major landscape improvements
- Plants
- Non-public faces of buildings
- Normal, routine maintenance

Funding Priorities: The Agency reserves the right to set priorities for which properties are eligible or ineligible to receive grant funds.

Currently eligible:

- Commercially-used property located within the CBD (downtown) zone
- Historic structures located within the urban renewal boundary (residential or commercial)

Not eligible at this time:

- Non-historic residential properties
- Non-historic commercial buildings in the CBH (highway) zone.

Program Includes: Each project/tax lot is eligible for up to 5 hours of free design consultation/project assistance from an architectural/historic design consultant, in addition to one of the following:

- **Base Grant of up to \$5,000:** Direct grant, no match required.
- **Base Grant + Matching Grant:** \$5,000 Base Grant in addition to Agency matching dollar-for-dollar investment by property owner over the Base Grant amount, capping the Agency's total investment at \$10,000 per tax lot. (Requires a 50/50 match from the applicant for grant funds over and above the Base Grant amount.)
- For properties listed on the National Register or the City of Talent's official Local Landmark List, benefits are expanded, as follows:
 - **Historic-Benefit Maintenance Grants:** Requires a 50/50 match from the applicant, and may be used to assist historic buildings with certain items that are specialized to historic buildings but otherwise considered routine maintenance for more modern structures. Agency investment is capped at \$10,000 per tax lot.
 - **Base Grant + Matching Grant:** \$5,000 Base Grant in addition to Agency matching dollar-for-dollar investment by property owner over the Base Grant amount, capping the Agency's total investment at \$15,000. (Requires a 50/50 match from the applicant for grant funds over and above the \$5,000 Base Grant amount)

Examples:

Agency spends	Applicant spends	Total project value
\$5,000 + 2,500 matching	\$2,500	\$10,000
\$5,000 + 5,000 matching	\$5,000	\$15,000
For National Register or Local Landmarks:		
\$10,000 maintenance grant	10,000	20,000
\$5,000 + 10,000	10,000	25,000

Other Funding: Funds from other granting sources may be leveraged through this program.

Who May Apply: Property owners.

Application/Approval Process: A multi-step application process is required. Appropriateness of applications is the decision of the Agency, based on available funding, the application's ability to meet the goals and objectives of the Urban Renewal Plan, and the applicant's ability to complete the proposed project within the Agency's designated budget year. The Agency has sole authority to determine eligibility of proposed work, approve changes to approved grants, and confirm that work has been completed correctly. All designs must meet the requirements of the City's design standards. Certain work may be required or precluded as a condition of funding, and funding on approved grants may be withdrawn if any portion of a project changes substantially from what was approved by the Agency, without receiving prior consent.

Contact Information: For more information or an application form, contact the Talent Urban Renewal Agency, (541) 535-6170 or execdir@talenturbanrenewal.com.

PROGRAM GUIDELINES & REQUIREMENTS

Design Assistance: The Agency contracts with an architectural/historic preservation design professional (“project consultant”) to provide design assistance to participants in the program for rehabilitation of exterior building facades and storefronts. **Up to 5 hours of free design consultation** and project assistance is available per project. Additional design assistance (beyond 5 hours) may be included if desired by the applicant or as determined by the Agency.

Terms:

1. All grants are paid upon completion of work, once final inspection and approval has occurred.
- 2) Reimbursement shall be made only on improvements specifically approved as a part of the grant.
- 3) The Agency reserves the right to withdraw funds on any portion of a grant that changes substantially from what was approved without first receiving prior consent from the Agency. Such consent is to be given by the Executive Director in consultation with the project consultant or the Board of Directors depending on the nature of the change.
- 4) Funding is dependent on timely completion of projects. All grant projects must be completed and grant monies expended in the fiscal year of grant award (no later than June 30), unless authorized otherwise. For projects not requiring a building permit, Agency staff will visit site to ensure timely progress. Projects that require a building permit shall obtain a valid permit and initial inspection within 6 months of the date of award.
- 5) A property owner may utilize the grant all at once, or in phases, with prior approval of the agency, until the maximum approved Agency investment is expended.

Ineligible Participants: Include the following:

- National franchises/corporations with multiple locations outside of Talent;

Approval of Work: The Agency will have sole authority to determine eligibility of proposed work and confirmation of completed work. Certain work may be required or precluded as a condition of funding.

General Conditions: The following general conditions will apply to all projects:

- Improvements funded by the grant will be maintained in good order for a period of at least five years; graffiti and vandalism will be dutifully repaired during this time period.
- Property taxes must be current, and participants may not have debts in arrears to the City.
- All contractors must obtain City business licenses prior to beginning work.

Other Approvals: Participants, with limited assistance from the Agency and its consultant, will be responsible for obtaining necessary regulatory approvals including those from local advisory boards, including the City of Talent Architectural Review Committee and any landmark commissions, City building permits and other necessary permits. All work must comply with City, State and Federal regulations. **Please contact Planning Director Mark Knox, 535-1566, for information regarding local regulations.**

Selection Methods: The Agency may utilize ranking systems or other determining factors to assist in the selection process depending on availability of funds and the number of applicants. If used, a ranking system may include, but not be limited to: location, building use, historic qualifications, need of applicant, and the project’s significance. Such ranking systems may be modified at any time to meet the goals of the Agency.

Construction Contract: Participants are responsible for obtaining three bids or competitive quotes for the proposed work, unless the work to be provided is specialized and/or sole source as determined by the Agency. All contractors must be registered and bonded by the State and licensed by the City. All construction contracts will be between the participant and contractor. In addition, business lessees must have written authority of the property owner prior to the commitment of funds.

Commitment of Funds: Awards will be based on available funding, the application's ability to meet the goals and objectives of the Urban Renewal Plan, and the applicant's ability to complete the proposed project within the Agency's designated budget year. All proposed work will be reviewed and approved by the Agency, prior to the Agency's executing an official Agreement with the applicant. The Agreement will outline all the terms and conditions of the grant. It will be signed by the Agency and the applicant and serve as the legal commitment of both parties as to the scope, quality of work and the amount of funds committed.

Course of Construction Insurance: Participants will provide a Certificate of Insurance evidencing liability insurance for the construction period in an amount and through a carrier acceptable to the Agency, naming "Urban Renewal Agency of the City of Talent" as an Additional Insured. Participants will require their contractor to carry "Course of Construction" hazards coverage for theft or physical damage of construction materials, etc.

Property Insurance: For grants over \$5,000, participants will provide a Certificate of Insurance evidencing property coverage for "improvements" in an amount not less than the value of the improvements, for a period of five (5) years.

Disbursement of Funds: Prior to disbursement of funds, all completed work will be reviewed by Agency staff and approved for compliance with the Agreement. Once approved, the applicant will be reimbursed within five (5) business days from date of approval. URA cannot reimburse contractors directly. If a project is approved in phases over a period of time, the Agency may agree, in writing, to schedule partial reimbursement after each phase of the project.

Eligible Areas: Eligible areas are restricted to the boundaries of the Urban Renewal Area.

Definition of Historic Buildings: Historic buildings are those that are categorized as being 1) listed in the City of Talent's Survey of Historic and Cultural Resources, 2) listed on the City of Talent's official **Local Landmark List** (or similar), 3) listed on the **National Register of Historic Places**, or 4) can be determined eligible for such listing. The benefits available to each category may differ, depending on the priorities of the Agency. Note: in order to be listed on the Local Landmark List or the National Register of Historic Places, property owners must make application to and be accepted by the appropriate agencies. (Local Landmark List via City Planning; National Register through State Historic Preservation Office.)