



*"Tireless advocates of downtown businesses,
it's who we are, it's what we do."*

The Façade Improvement Program, including the Program Guidelines & Requirements discussed in this brochure, are subject to availability of funds and approval by the Façade Improvement Advisory Board and the funding agency, Virginia Department of Housing and Community Development.

Blackstone, Virginia



A designated Main Street Community

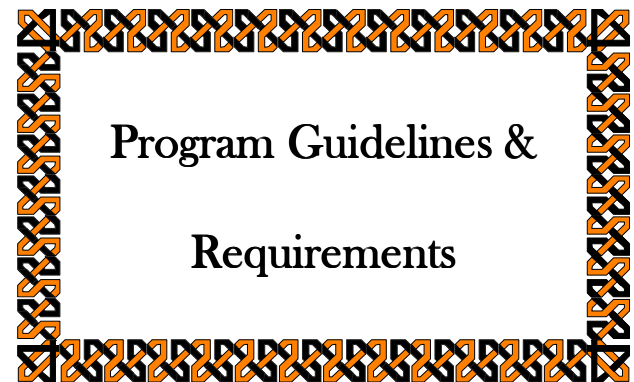
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Downtown Blackstone, Inc.
P.O. Box 417
Blackstone, VA 23824



FACADE PROGRAM IMPROVEMENT



Program Guidelines &
Requirements

CDBG Façade Improvement Program Highlights

The Town of Blackstone is offering a Façade Improvement Program for commercial properties in the designated Downtown Revitalization Project Area.

The purpose of the Façade Improvement Program is to assist property and business owners in rehabilitating their storefront exteriors, revitalize the downtown, eliminate blight and promote downtown economic development.

HOW THE PROGRAM WORKS

You must apply for the program with an application to the Town-appointed Façade Improvement Advisory Board. Once your application has been reviewed and approved, you will receive a Letter of Conditions that must be met prior to commitment of grant funds.

You will be eligible to receive design assistance from a Town approved architect. You will meet with the architect to discuss your ideas for the building. The architect will work with you until you have a concept you want to develop. Once the Façade Improvement Advisory Board approves your application, the Town will advertise the work for bid to a list of pre-qualified contractors. The work will be awarded to the lowest responsible bidder.

The Town, the contractor and the building owner will enter into a façade grant easement agreement and for a period of ten years, the owner will maintain the façade. If the property is sold, then the grant easement agreement will transfer to the new owner and will be prorated. Please note that failure to maintain your façade will result in repayment of funding on a prorated basis.

TERMS

MATCH: The maximum amount of grant funds available is \$10,000 per façade per building (but could be less depending upon Façade Improvement Advisory Board approval and availability of funds) for building facades (including front and sides of buildings visible from public rights-of-way). Building owners must match the grant/deferred loan dollar for dollar. This can be accomplished in the following ways:

ELIGIBLE WORK: Exterior improvements only to front, side or rear facades including cornices, gutters, downspouts, doors, windows, signs, exterior lighting, canopies, awnings, painting, masonry cleaning/repair, loading docks and site improvements including approved landscaping, parking and loading and screening.

INELIGIBLE WORK: Any interior improvements as well as repairs to roofs, structural components, billboards, security systems, non-permanent fixtures, security bars and new construction.

Example A---The contractor submits a bid of \$7,500 for the work. The building owner contributes \$3,750 in cash and the Town matches it with \$3,750.

Example B---The contractor submits a bid of \$7,500 for the work. The building owner provides invoices for \$7,500 worth of previous interior/exterior work done to the building since October 19, 2005. The Town will pay the contractor \$7,500.

Example C---The contractor submits a bid of \$7,500 for the work. The building owner provides invoices for only \$5,000 worth of previous work. The Town will match the \$5,000 and the owner has to contribute the remaining \$2,500 in cash.

PARTICIPANTS: Eligible participants include commercial property owners within the defined Downtown Project Area.

INELIGIBLE PARTICIPANTS: National franchises, government offices industrial buildings, properties primarily in residential use and buildings outside of the project area.

APPROVAL OF WORK: The Downtown Façade Improvement Advisory Board has the authority to determine eligibility of proposed work and confirmation of completed work. Certain work may be required or precluded as a condition of funding.

OTHER APPROVALS: Improvements funded through this program to buildings in the Town's Historic District must comply with Section 106 requirements of the Secretary of the Interiors Standards for the Rehabilitation of Historic Structures. The contractor must obtain the required local building permits. All work must comply with local, state and federal regulations.

How To Apply:

If your property is located in the grant area simply, let it be known that you would like to get on board by contacting us and we will make sure you get included in this exciting program!

For more information on submitting an application for assistance or to get an application, please contact Lafayette Dickens at 292-3041 or send an e-mail to:

manager@downtownblackstone.org