

ORDINANCE C-43-01

AN ORDINANCE TO APPROVE THE TOWN CENTER COMMERCIAL REVITALIZATION GRANT PROGRAM

WHEREAS, the City of Grove City underwent a restoration of the Town Center in 1987; and

WHEREAS, a Community Development Block Grant Program (CDBG) was established at that time;
and

WHEREAS, the City recognizes and appreciates the heritage of its Town Center and the need for preserving and enhancing its character and look; and

WHEREAS, the proposed Town Center Commercial Revitalization Grant Program is designed to encourage storefront improvements and has been created in the spirit as set in the 1987 Downtown Redevelopment Project.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY,
STATE OF OHIO, THAT:

SECTION 1. The Town Center Commercial Revitalization Grant Program is hereby approved, as set out in Exhibit "A", attached hereto and made a part hereof.

SECTION 2. This ordinance shall go into effect at the earliest opportunity allowed by law.

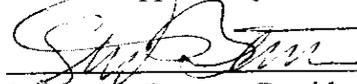
Passed: 7-2-01

Effective: 8-1-01

Attest:

I Certify that this ordinance is correct as to form.

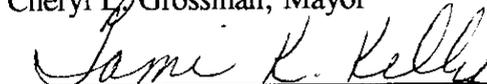
I certify that there is money in the treasury, or is in the process of collection, to pay the within ordinance.



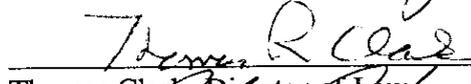
Steven M. Bennett, President of Council



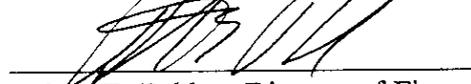
Cheryl L. Grossman, Mayor



Tami K. Kelly, CMC/AAE, Clerk of Council



Thomas Clark, Director of Law



Robert E. Behlen, Director of Finance

Grove City
TOWN CENTER
COMMERCIAL REVITALIZATION GRANT PROGRAM
(TCCR)

C-43-01



The City of Grove City, Ohio

DRAFT
6/19/01

P.O. Box 427 • 4035 Broadway • Grove City, Ohio 43123-0427
(614) 277-3000

CHERYL L. GROSSMAN
Mayor

To: Grove City Town Center Property Owners and Merchants
From: Mary Bearden, Director of Development
Date: May 29, 2001
Re: Grove City Town Center Commercial Revitalization Grant Program

The Town Center Commercial Revitalization Grant Program (TCCR) has been created in the same spirit as the 1987 Community Development Block Grant Program (CDBG) for the original restoration of the Town Center.

The storefront is one of the most important architectural features of many of the Town Center historical commercial buildings. It can play a crucial role in a business's advertising and merchandising strategy to draw customers and increase business. Not surprisingly, storefronts have become the feature most commonly altered or let go. A building's distinguishing architectural features that make up its historic character may have completely changed or may need to be updated.

As we recognize and appreciate the heritage of our existing Town Center, a growing interest is needed in preserving and enhancing their character and look. Some buildings may only need a face-lift of some sort. The sensitive rehabilitation of storefronts can result not only in increased business, but can also provide continued evidence that the downtown is a pleasant and viable place to do business. Owners and tenants will need to look at several choices:

- If the original storefront has survived largely intact but is in a deteriorated condition, what repairs should be undertaken?
- If the storefront has been modernized, should the later alterations be kept or the building restored to its original appearance, or an entirely new design chosen?
- If the building's original retail use is to be changed, can the commercial appearance of the building be retained while accommodating the new use?

The 1987 Downtown Redevelopment Project was intended to assist owners and tenants with such decisions and has proven to be very successful with our Town Center corridor being one of the best examples of a sustained redevelopment project within the State of Ohio.

The following material provides an overview of the new grant program, criteria for eligibility and forms required for the application process.

Town Center Commercial Revitalization Grant Program (TCCR)



TOWN CENTER COMMERCIAL REVITALIZATION

Purpose

The Town Center Commercial Revitalization Grant Program is designed to encourage storefront improvements in the Town Center business district in order to preserve the core area and heart of the City of Grove City for the betterment of the community as a whole. The program has been created in the spirit as set in the 1987 Downtown Redevelopment Project of the restoration of the Town Center.

Eligible Improvements

Funds may be used for exterior facade renovations only. Projects may include one or more improvement elements such as:

- Facade painting.
- Signage (new or replacement).
- Awning and canopy (new, replacement or cleaning).
- Window replacement or repair.
- Entryway enhancements.
- Exterior lighting.
- Parking lot (replacement, additions or striping).
- Dumpster enclosures.
- Structure repairs.
- Permanent landscaping.

Scope

The primary purpose for creating this grant program is to assist with funding to improve the overall aesthetics of the properties within the Central Business District (CBD) area of the City. The program is designed to provide matching funds of up to one thousand dollars (\$1,000) per business to property or business owners within the CBD area of the City of Grove City, Ohio. The fund has a total cap of \$20,000 for the year 2001.

Architectural Design

The City of Grove City, Department of Development shall review all renovation plans for compliance with zoning, designs and signage standards.

Eligible Participants

Property owners and businesses that are tenants of commercial use properties located within the Central Business District (CBD) may apply for funds. If both the business owner and the property owner submit an application, the property owner will take priority.

Financing Terms

For each approved improvement (the project) the City, upon presentation of receipts and proof of improvements (inspections) the City will reimburse at the rate of \$.50 for every dollar invested up to \$1,000 per property to the applicant. Applicants must match the grant amount with cash. This grant may be treated as income subject to Federal Income Tax. The City of Grove City is not liable for any tax implications resulting from the extension of this grant through the Town Center Commercial Revitalization Grant Program. See your tax advisor for clarification. The distribution of funds will be made in accordance with the guidelines stipulated by the Housing Officer through the Department of Development of the City of Grove city.

Grant Approval Process

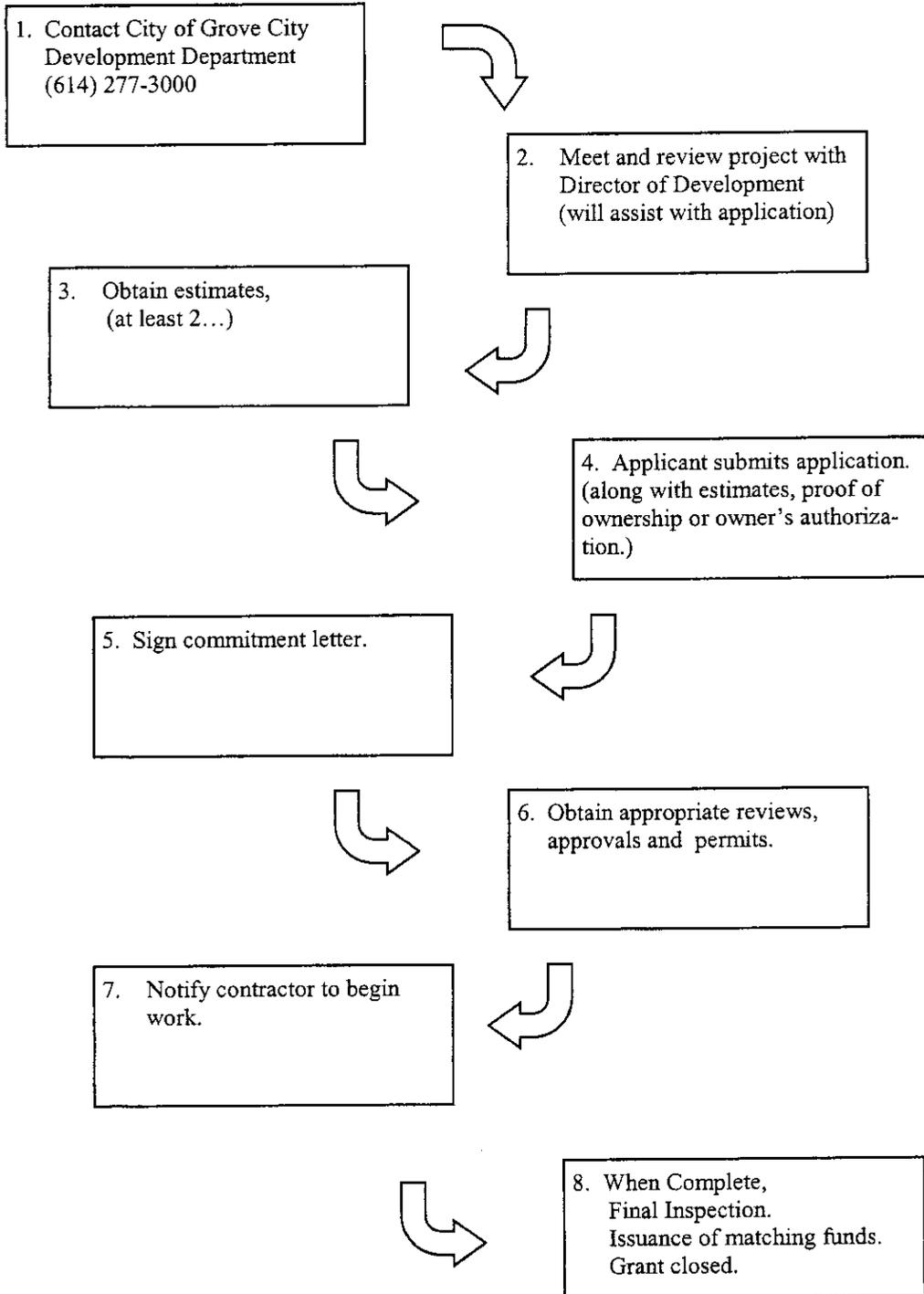
The applicant must submit the Town Center Commercial Revitalization Grant Program application, two (2) cost estimates for the proposed work, proof of property ownership or lease and evidence of the availability of the cash match. In order to qualify for funding the property must be brought into compliance with existing zoning code including signage.

The TCCR Program is offered by the City of Grove City to eligible merchants in the Central Business District. (1135.12)(a) For information on the program please contact:

City of Grove City
Department of Development
c/o Mary L. Bearden, Director
4035 Broadway
P O Box 427
Grove City OH 43123

(614) 277-3000
mbearden@ci.grove-city.oh.us

Town Center Commercial Revitalization Grant Program In 8 Easy Steps

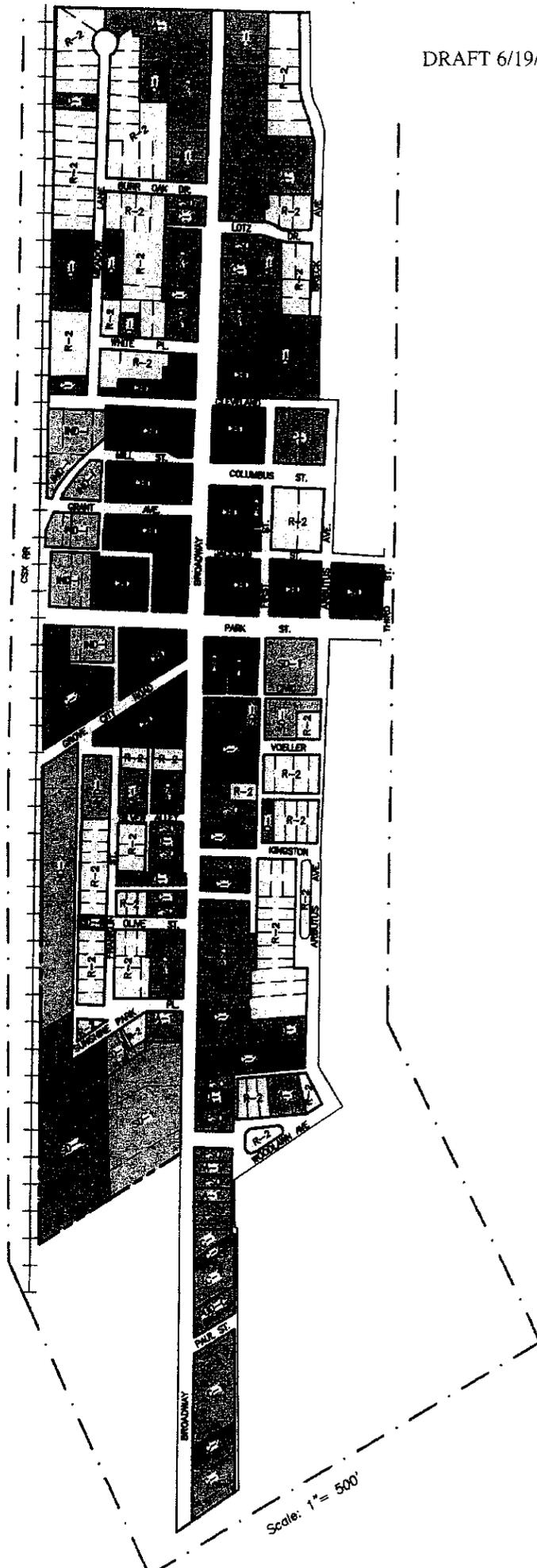


Town Center
Commercial
Revitalization
Grant Program
(TCCR)

DRAFT 6/19/01



Eligible Area





City of Grove City
Department of Development
4035 Broadway - P O Box 427
Grove City OH 43123

APPLICATION
TOWN CENTER COMMERCIAL REVITALIZATION
GRANT PROGRAM

Form with fields for APPLICANT, ADDRESS, PROPERTY OWNER, LEASE TERMS, AMOUNT OF TOTAL PROJECT, AMOUNT OF GRANT REQUEST, DEFINITION OF PROJECT, CONTRACTOR/SUPPLIER, ADDRESS, PHONE, TAX ID #.

PROJECT BUDGET

Table with 4 columns: LIST INDIVIDUAL PROJECT ELEMENTS (awning, sign, painting of trim, etc), TOTAL COST, GRANT \$, PRIVATE \$.

ATTACHMENTS: To be submitted with application

- Copy of lease or fee simple title
• Evidence of matching dollars
• Bids, estimates and/or contracts, product brochures, building photograph and design drawings, if appropriate
• Letter from property owners, if appropriate.

APPLICANT'S CERTIFICATION

The Applicant certifies that all information in this application and all information furnished in support of this application, is given for the purpose of obtaining a grant under the Grove City Town Center Commercial Revitalization Grant Program and is true and complete to the best of the Applicant's knowledge and belief. Verification may be obtained from any source named herein. Applicant authorizes City to receive, review and examine all information submitted.

SIGNATURE _____

DATE _____

SIGNATURE _____

DATE _____

Please send this completed application and accompany material to:

City of Grove City
Department of Development
c/o Mary L. Bearden, Director
P O Box 427
4035 Broadway
Grove City OH 43123

(614) 277-3000
(614) 277-3011 (fax)

Date Received: _____	Project Inspected: _____
Applicant Contacted: _____	Funds Approved: _____
Application Approved: _____	Funds Remitted: _____ Date _____ Check Number _____

Grove City
TOWN CENTER
COMMERCIAL REVITALIZATION GRANT APPLICATION
APPROVAL AND AWARD NOTICE

DATE:

NAME:

ADDRESS:

RE:

Dear

Please be informed that your application to the Grove City Town Center Commercial Revitalization Grant Program (TCCR) has been approved. Rehabilitation reimbursement has been approved for the work listed below.

ELIGIBLE WORK	TOTAL ESTIMATED COST
	\$
TOTAL ELIGIBLE COST	\$
TOTAL REHABILITATION GRANT AWARD	\$

An Acceptance of Reimbursement Agreement is attached. Please be advised, that work cannot begin on your project until you have signed both copies of the agreement and returned one to the City.

If you have any questions, please feel free to contact me at (614) 277-3000.

Sincerely,

Mary L. Bearden
Development Director

... Project File

Enc.

Grove City
TOWN CENTER
COMMERCIAL REVITALIZATION GRANT PROGRAM (TCCR)
ACCEPTANCE OF REIMBURSEMENT AGREEMENT

1. I, _____ hereby enter into this agreement to enable me to receive a Grove City Town Center Commercial Revitalization Program Grant reimbursement amount of \$ _____ toward the costs of completing work listed on Attachment A of this document. All work shall be done at _____, Grove City Ohio. The total contracted project amount is \$ _____. I hereby certify that the contractors listed on Attachment A shall be the contractors hired to complete the work. This reimbursement shall be made after proof of payment for work completed has been submitted.
 2. I understand that all rehabilitation work must comply with all applicable State of Ohio, Franklin County, and local codes and regulations.
 3. I agree to carry out the above work as submitted in my approved application.
 4. I agree to complete all work on or before June 30, 2002.
 5. A check payable to _____ will be issued within 30 days after I submit my complete Request for Reimbursement.
- ^ In the event that it is found that the terms of this Agreement were not complied with, the rebate will not be issued, or it will be held until the terms are met.

This Agreement is effective _____.

Mary L. Bearden, Director
Development Department
City of Grove City

Date

Grantee's Signature

Date

Grantee's Full Mailing Address:

Grantee's Name (Print or Type): _____

Address: _____

Telephone: _____

cc: Accounting (Original with request for purchase order and commitment of funds for reimbursement)
File