

FACADE IMPROVEMENT PROGRAM

The Dyer Redevelopment Commission (RDC) is accepting applications for a 50/50 matching grant program for facade renovations, landscaping improvements, exterior signage and site lighting on commercial buildings/properties located within the Dyer TIF District (Allocation Area).

The initial grant program funding will be \$100,000. Grants can be awarded from a minimum of \$1,000 up to a maximum of \$25,000 per project for selected projects and will be awarded based upon scope of work. There will be a limit of one application per business and or building. Grant payouts will be approved at Redevelopment Commission meetings and will be administered as reimbursements of expenses incurred by selected project applicants. The applicant shall furnish to the RDC proof of payment in order to be eligible for reimbursement.

The Redevelopment Commission meets on the second Thursday of each month immediately following the Town Council meeting at 6:00 PM in the Main Meeting Room of the Dyer Town Hall. Applications must be submitted to the Redevelopment Director at least 10 days in advance of any given meeting. The initial application will be reviewed and discussed at the Redevelopment Commission meeting following proper application submittal. It will then be referred to a review committee which will be responsible for determining whether the project complies with construction regulations in the various commercial sectors of the community. The review committee will score the project and will then make a recommendation to the Redevelopment Commission regarding the submittal. The Redevelopment Commission will then act on the matter at its next meeting following the review committee recommendation. The Redevelopment Commission reserves the right to reject any and all applications irrespective of the score for the project.

Applicants will receive notice from the RDC for the proposed project within five (5) days of the RDC decision on an application.

No work for which a grant is sought shall begin until authorized by the RDC. The RDC will not consider a post construction application. Further, the applicant is responsible for obtaining any and all necessary permits prior to commencing any work on its project. Permit fees are not included as part of the grant funding. Projects must be completed within 6 months of the date of approval. Project extensions of up to 6 months may be granted at the discretion of the Redevelopment Commission

If any changes are desired prior to or during approved construction the applicant shall submit said changes to the Redevelopment Director who will then submit the requested changes to the RDC and the review committee for a decision on the matter. Any unapproved changes constructed will void the grant.

Prior to payment of any grant funds for an approved project, the applicant and property owner will be required to provide the RDC with waivers of liens from any and all individuals or entities that provided material or labor for the project. The RDC reserves the right to determine the legal sufficiency of any waivers of lien.

Prior to payment of any grant funds for an approved project, the applicant and property owner shall provide to the RDC written proof that all of the following expenses and costs currently due and owing have been paid in full:

- A. real estate taxes for the subject real estate;
- B. personal property taxes
- C. utility bills from the Town of Dyer;
- D. license fees to the Town of Dyer including any late fees;
- E. Any and all other fees, costs, or expenses due the Town of Dyer.

The failure of the applicant or property owner to timely provide this required documentation shall void the grant and the financial obligation of the RDC shall cease and become null and void.

Example of Eligible Expenses:

Architectural/Engineering plans up to \$4,000
Physical construction of exterior improvements
Landscaping improvements
Exterior Signage
Site lighting

Examples of Ineligible expenses:

Interior improvements
Permit fees
Structural reinforcement of the building

The application must be submitted with the following supplemental data:

Plat of Survey or warranty deed with property legal description
Current photographs of property/building to be improved
Written description of intended improvements
Drawings of proposed improvements
Project budget
Preliminary cost estimates from at least 2 contractors
Proof that all property taxes are paid and current
Proof of property and liability insurance
Proof of Ownership

Copies of the lease between the applicant and the property owner
Proof that all fees, fines and costs due the Town of Dyer are paid in full
Proof of written consent from property owner that the application and proposed
improvements are authorized

If the applicant fails to complete the improvement work provided for herein in conformity with the approved plans, design drawings and specifications and the terms of this agreement, then upon written notice being given by the Redevelopment Director to the applicant, by certified mail this agreement shall terminate and the financial obligation of the RDC shall cease and become null and void.

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APPLICATION FORM

1. Application Information

Name _____

Address of property to be improved _____

Name of business _____

Tax ID #/Social Security # _____

Business Phone _____ Business Fax _____

E-Mail _____

Web Address _____

Contact Address _____

Contact Phone _____

2. Project Information

Building Location _____

Business located in building _____

Building age _____ Zoning District _____

Owner of record _____

PIN# _____

Owner's Signature _____

3. Project Description

Describe in detail the proposed scope of work including design firm and/or contractors selected. Attach separate sheet if necessary.

4. Show Estimated Project Costs

Applicant must provide at least 2 estimates from a contractor to substantiate project costs.

5. Show Estimated Project Timeline

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INFORMATION NOT FOR PUBLIC ACCESS

Applicant's Name _____

Applicant's Tax ID #/Social Security # _____

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PROJECT RATING SYSTEM

Facade Improvements-75 possible points

1. Percentage of facade being renovated
 - A. 75%-100% 20 pts.
 - B. 50%-74% 15 pts.
 - C. 25%-49% 10 pts.
 - D. less than 25% 5 pts.

2. Replacement material to be used
 - A. Brick/stone/glass 20 pts.
 - B. Wood/clapboard 15 pts.
 - C. Fiber cement board 10 pts.
 - D. Vinyl/aluminum 5 pts. (not allowed in Calumet/Sheffield SUDs)

3. Additional points for additional work to be completed by applicant above and beyond grant match
 - A. 75%-100% beyond applicant grant match 20 pts.
 - B. 50%-74% beyond applicant grant match 15 pts.
 - C. 25%-49% beyond applicant grant match 10 pts.
 - D. Below 25% beyond applicant grant match 5 pts.

4. Appropriateness of design for the area 15 pts.

Landscape Improvements- 50 possible points

- A. One point for every new tree planted per town list of acceptable trees up to a maximum of 25 pts.
- B. One point for every new shrub planted up to a maximum of 15 pts.
- C. 10 pts. Awarded for replacing impervious surfaces with pervious areas.

Signage Improvements-25 possible points

- A. 25 points awarded for converting non-uniform and proportionate signage to uniform and proportionate signage
- B. 25 points awarded for converting pole mounted free standing signage to monument style signage
- C. 25 points awarded for repair to existing signage

Site Lighting Improvements-25 possible points

- A. 25 points awarded for converting existing non-conforming site lighting to lighting that conforms with the Exterior Lighting Regulations Ordinance