

2018 Façade Grant

Municipal Building

Council Room

May 24, 2018

6:00 P.M.

Façade Grant

- What is a Façade Grant
 - History
 - HUD
 - DECD
 - Town of Skowhegan

Who is involved and duties

- **Economic and Community Development Office**
 - Co write Grant
 - Administrate Grant
 - Take in Application
 - Work with owners on project
 - Make sure all paperwork is done
 - Work with State
- **Main Street Skowhegan**
 - Co write Grant
 - Promote the Grant

Who is involved and duties

- **Skowhegan Chamber of Commerce**
 - Promote the Grant
- **Façade Committee**
 - Writes up guidelines
 - Review applications as they come in
 - 1st level of any conflict mediation
 - Members

Steve Gould	Donna Russakoff
Chris Perkins	Vacant

Who is involved and duties

- **Department of Economic and Community Development (State)**
 - Oversee the Grant
 - Audits Grant at Closeout

Slum and Blight

What is required for a spot slum and blight designation.

- The Towns Code Enforcement Officer signs a form stating that he feels the building has some problems that show specific conditions of blight or physical decay and why the building is detrimental to public health and safety. Also can include Energy Efficiency issues.
- This form with pictures is sent to the State for review. They have to agree to the designation.

Example of
Spot Blight
Form

DOCUMENTATION OF SPOT BLIGHT

MAINE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

(For sites outside of a designated slum and blight area only. You must attach a photo of the site.)

Community: _____ Date: _____

Name or description of building/site: _____

Address of site: _____

Census Tract: _____ Age of Building: _____

Description of specific conditions of blight or physical decay of site: _____

Why is this site detrimental to public health and safety? _____

Certification

(Must be signed by Code Enforcement Officer, Building Inspector, etc.)

I hereby certify that to the best of my knowledge and experience the site indicated above is blighted in nature, and furthermore is a threat to public health and safety.

Authorized Signature

Date

Printed Name & Title

Historical Review

- **All Buildings** have to have a sign off from the Maine Historical Commission **BEFORE** any work can be done, and a written notice from the Economic & Community Development Office is sent.
- Items Historical Commission look for:
 - Is the building already on the Historic Registry List.
 - If the building is not on the Historic Registry List, is it eligible.
 - If not is the building in a historic district.
 - If yes, is the building contributing to the overall historical district.

What happens next

- If the building is not historical or contributing to a historical district, no issues to move forward.
- If the building is historical then
 - They will look to make sure any remodeling does not take away any historical features.
 - No Vinyl siding.
 - No Vinyl windows.
 - No taking out large windows to go to smaller windows, unless the smaller windows were original to the building.

Match Requirements

(These are Draft Requirements at this time)

- If work is visible from the road or municipal parking lots it is a Tier 1 project and the match is one dollar of grant funds to one dollar of private funds.
- If work is not visible from the road or municipal parking lot it is a Tier 2 and the match is one dollar grant funds to two dollars of private match funds.
- All Roof projects are classified under a Tier 3 and the match is one dollar grant funds to three dollars of private match funds.

Eligible activities

- Signage
- Awnings
- Storefront improvements
- Restoration of original/historic windows, doors, and trim where possible
- Removal of “modernization” efforts and/or inappropriate non-historic alterations/additions
- Repair or replacement of windows, doors, and trim
- Cleaning and/or painting of wood surfaces
- Cleaning and repair or installation of approved siding
- Cleaning and/or re-pointing of surface brick or stone
- Removing paint from brick or stone improvements visible from street level Inclusion of ADA compliance

Non Eligible Activities (But can be used for Match)

- Interior repair of any kind
- Purchase of commercial property/equipment
- New building construction
- Paving parking lots

New Type Commercial Match

Uses of Revolving Loan Fund (RLF) financing will include but not be limited to the utilization of existing vacant buildings, the expansion or modernization of plant and equipment, and start-up capital for new firms. RLF monies can be used to finance either fixed assets, inventories or other working capital. **Including converting building lighting to energy efficient lighting, upgrading electrical panels, new energy efficient furnaces, geothermal systems, heat pumps, new energy efficient windows, upgrading to insulation to 2009 Energy Code requirements.**

If the loan funds are just for Energy Efficient upgrades the term of the loan shall be restricted to no more than 5 years.

- a. If the applicant has qualified for the rebate program through Efficiency Maine they are eligible to a 2% interest rate on the loan, if we fund the full project, minus rebate.
- b. If the applicant has qualified for the rebate program through Efficiency Maine they are eligible to a 0% interest rate on the loan, if we fund 50% of the project, minus rebate.
- c. **If the applicant has qualified for the rebate program through Efficiency Maine they are eligible to a 0% interest rate on the loan, if the loan is being used as a match for the 2018-2019 Façade Program, minus rebate.**

Time Line

- Letter of Intent – submitted January 2, 2018
- Applications due if approved to submit a Grant - submitted March 30, 2018
- Approval of Grant - approximately June
- Phase 2 of grant paperwork done by end of July
- Funds contracted to Town from State some time in August.
- Applications from building owners in September.
- No project will be allowed to start work until a written notice from the Economic & Community Development office is received.

For Further Information

Contact the Economic & Community Development Office

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(207) 474-6905
info@skowhegan.org
Hours Mon-Fri 8-4:30

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