

Lumber City Development Corporation Commercial Property Improvement Program

Informational Session

June 8th, 2023

4:00 PM

In collaboration with:



CITY OF North Tonawanda



Downtown
Revitalization
Initiative



Homes and
Community Renewal



Harrison Studio

LUMBER CITY
DEVELOPMENT CORPORATION

Your Partner in Success

Project Background:

- ❑ Through the Downtown Revitalization Initiative, Lumber City Development Corporation (LCDC) was awarded \$530,000 for the Commercial Property Improvement Program
- ❑ The program is aimed at encouraging entrepreneurial activity and neighborhood revitalization by providing funds for exterior improvements.
- ❑ The program also helps bring buildings up to code, promotes walkability, encourages Downtown/Oliver Street revitalization, beautifies our business corridors, and leverages private investment.

Target Area & Eligibility:



- Eligible Applicants include: individuals, for-profit entities, non-profit organizations, Social & Community Clubs (not membership based)
- Applicants must be up to date on their city taxes and water bills.
- Any Commercial property owner or tenant within the target area is eligible to apply.
- Target Area includes:
 - Downtown/Webster Street
 - Oliver Street (up to 9th Avenue)
 - Tonawanda Island
 - River Road

Eligible Activities:

- Exterior building renovations for commercial and mixed-use spaces- windows, roofs, siding, painting, etc.
- HVAC, MEP, and other permanent building improvements
- Permanently affixed signage, awnings and lighting
- Interior and exterior improvements to support adjusted business practices (pick up windows, outdoor seating areas, vestibules)
- ADA Accessibility Improvements such as entry ramps and barrier free doors

Ineligible Activities:

- Acquisition costs, improvements to structures owned by religious or private membership-based organizations, furnishings, appliances, electronics, tools, disposable supplies, business equipment and temporary artwork.
- Site work or ancillary activities including but not limited to: septic systems/laterals, grading, parking lots, sidewalks, patios, decks, garages, sheds, landscaping, fences, free standing signs, general maintenance or repairs.
- Inventory, rent, lease expenses, working capital
- Participant, participant's family, or participant's staff labor. (In-kind labor is not eligible)
- Any work completed prior to award of funds

Funding & Match Requirements:

- ❑ Minimum Request- \$15,000 Maximum Request: \$50,000
- ❑ The program is a REIMBURSEMENT. Property owners must upfront (and document) all costs.
- ❑ Cash payments will **not** be accepted for reimbursement.
- ❑ Funds spent prior to LCDC approval will not be considered.
- ❑ The grant will cover no more than 80% of the total project cost
- ❑ Minimum 20% cash match required. In-kind match is not eligible.

Example Match Calculation:

Total Project Cost: \$50,000

Total Grant Request: \$40,000 (80% of \$50,000)

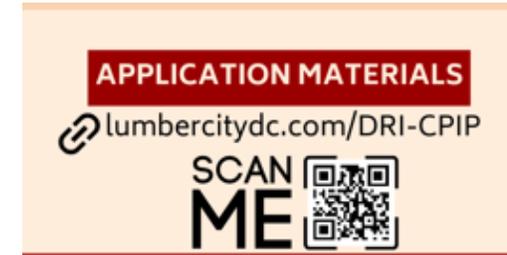
Total Match Required: \$10,000 (20% of \$50,000)

Project Timeline:

- June 1st, 2023 - Application Opens
- July 17th, 2023- Applications due by 4:00 PM
- End of July/Early August- Projects reviewed and scored by LCDC Projects Review Committee



Application Process:



Applications and guidelines can be found at: <http://www.lumbercitydc.com/DRI-CPIP>

Required Attachments include:

- FULL Application, completed and signed
- Letter from Property Owner (for tenants)
- Copy of the deed or abstract
- 1 cost estimate from licensed & insured contractor
- Evidence of Financing (Bank commitment letter, line of credit, bank statements, etc.)
- Architectural Designs (if available)
- Building Permit (if available)

****INCOMPLETE APPLICATIONS WILL NOT BE CONSIDERED FOR FUNDING****

Scoring Criteria:

ATTACHMENT # 2- SCORING RUBRIC

Each application will be scored and reviewed by the LCDC Projects Committee

DRI Strategic Investment Plan:
https://www.ny.gov/sites/default/files/2022-12/North_Tonawanda_DRI_Strategic_Investment_Plan.pdf

Applicant Name: _____

Project Address: _____

Scoring Item:	Score:
Project Readiness- Projects that provide proof of overall feasibility and readiness such as proof of ownership, documentation that 100% of financing is in place, and a reasonable construction timeline (Up to 20 Points)	
Physical Impact- projects that are visibly prominent, have historic value, are in danger of being lost, bring existing properties into compliance with design guidelines, that are transformational beyond normal maintenance (20 points)	
Economic Impact- projects leveraging grant funds with private investment that with the assistance of grant funds will reduce blight and vacancies, contribute to the economic recovery of the target area, or realize a stabilization or expansion of downtown tax base, businesses and/or jobs (20 points)	
Quality of Life- projects that include energy efficiency or accessibility improvements (20 points)	
DRI Priorities- Projects that advance the goals and priorities of the DRI Strategic Investment Plan (20 Points)	
TOTAL SCORE:	

Award- Next Steps:

- ❑ All applicants will receive a letter or an email on award status
- ❑ Applicants who are awarded funds:



Property Owner Maintenance Declaration:

- ❑ All projects are required to abide by a 5 year compliance period, and LCDC will execute with property owners when signing the agreement.
- ❑ If a property owner is to sell the property within 5 years of award or make significant changes to the completed improvements, they will be responsible for repaying back a portion of grant funds received:

Months 0-12:	100% repayment due
Months 13-24:	80% repayment due
Months 25-36:	60% repayment due
Months 37-48:	40% repayment due
Months 49-60:	20% repayment due
Months 60 and beyond:	0% repayment due

Questions?



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Applications due JULY 17th 2023 AT 4:00 PM!