

RESOLUTION 2020-06-02

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) ESTABLISHING A FAÇADE GRANT PROGRAM, THE SPECIFICS OF WHICH ARE INCLUDED IN EXHIBIT ‘A’ ATTACHED HERETO; AUTHORIZING ITS CHIEF EXECUTIVE OFFICER (“CEO”) TO TAKE ALL NECESSARY ACTION TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Downtown Investment Authority (“DIA”) has been designated by the City of Jacksonville as the Community Redevelopment Agency (“CRA”) for community redevelopment areas within the boundaries of Downtown pursuant to Ordinance 2012-364-E; and

WHEREAS, via Ordinance 2014-0560, the City Council adopted a *North Bank Community Redevelopment Area Plan* for Downtown (the “CRA Plan”); and

WHEREAS, the CRA Plan, in Section 6.5 Plan Umbrellas, specifically recognizes the need for development of additional programs to spur economic development Downtown, and acknowledges the importance of historic structures, and preservation of historic fabric regardless of historic designation; and

WHEREAS, a specific Project of the CRA Plan that has been accomplished is the designation of a National Historic District which acknowledges the significance of Contributing Structures without imposing the same requirements as local designation; and

WHEREAS, the DIA proposed as part of the FY20 Budget for the Northbank CRA, the funding of a Façade Grant Program which budget was approved and adopted by the City Council as part of the FY20 adopted budget for the CRA; and

WHEREAS, the DIA has determined that there is a need for funding assistance with renovation and restoration of older building facades in order to improve the appearance of and economic viability of these structures; and

WHEREAS, DIA staff has researched similar façade grant programs in other jurisdictions as well as the program created for the Renew Arlington CRA; and

WHEREAS, at their June 9, 2020 meeting, the Retail Enhancement and Property Disposition Committee (the “REPD Committee”) approved the DIA Façade Grant Program Guidelines attached hereto as Exhibit ‘A’ (the “Program Guidelines”); and

WHEREAS, at their June 11, 2020 meeting, the Strategic Implementation Committee (the "SIC Committee") approved the DIA Façade Grant Program Guidelines attached hereto as Exhibit 'A' (the "Program Guidelines").

NOW THEREFORE, BE IT RESOLVED, by the Downtown Investment Authority:

Section 1. The DIA finds that the recitals set forth above are true and correct and are incorporated herein by this reference.

Section 2. The DIA hereby adopts a DIA Façade Grant Program as set forth in Exhibit 'A'.

Section 3. The DIA instructs its CEO to take all necessary action to effectuate the purposes of this resolution.

Section 4. The Effective Date of this Resolution is the date upon execution of the Resolution by the Chairman of the DIA.

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY


Craig Gibbs, Chairman

06-18-20
Date

VOTE: In Favor: 8 Opposed: 0 Abstained: 0

DIA STOREFRONT FAÇADE GRANT PROGRAM
Guidelines

Criteria for DIA Storefront Façade Grant Program

1. Program Purpose and Benefit

To provide grant funding for the improvement of storefronts, and, if applicable, second story façades, in the Downtown Jacksonville Historic District to activate the streetscape and the overall revitalization of Downtown Jacksonville. This program is focused on physical improvements to the exterior of buildings unlike the Retail Enhancement Grant program which is focused on the operating business and interior and exterior improvements required for such business operation.

Location

- a. In the Northbank CRA, limited initially to the area identified as the Downtown Jacksonville Historic District, as designated by the National Register of Historic Places Program.

2. Eligibility

- a. Only storefront façades that have street frontage on a public street are eligible. “Storefront Façade” refers to the exterior façade of entire ground floor fronting the sidewalk and public street. The second story of the building may be eligible if the architectural details and construction materials of the second story are most similar to the first story when compared to the rest of the building, or if the building is only two-stories tall. “Storefronts” are not limited to open and occupied retail spaces but may include vacant spaces.
- b. Applicant must be in good standing with the City (no unpaid taxes, Municipal Code Compliance outstanding citation on any property of applicant, outstanding defaults on any City contract, or previous uncured grant defaults or noncompliance).
- c. Have no outstanding liens or violations.
- d. Applicant must not be engaged in an active lawsuit with or have an unresolved claim from or against the City or its agencies that is related to the property for which the grant is sought or other similar rehabilitation grants.
- e. The DIA and the City offer several types of rehabilitation grants and forgivable loans to rehabilitate and/or improve Downtown property, including but not limited to FAB-REP Forgivable Loans, HPTF Grants, and the Storefront Façade Grants, cumulatively referred to as “Downtown Improvement Grant(s).”
 - i. An applicant is limited to one Storefront Façade Grant per applicant at a time and only one Storefront Façade Grant will be awarded for a particular building’s storefront façade.
 - ii. An applicant may receive a REP or FAB-REP grant for business-specific improvements to a building’s façade that already received a Storefront Façade Grant, provided that such improvements are not replacing or removing improvements made with the Storefront Façade Grant.

- iii. An applicant cannot receive a Storefront Façade Grant for storefront improvements that already received other Downtown Property Improvement Grants for improvements to the storefront or façade.
 - iv. Upon the completion of a project that received a Storefront Façade Grant, the applicant may seek a subsequent Storefront Façade Grant for other eligible structures.
 - v. This requirement acknowledges some applicants may have multiple properties that could benefit from the façade grant program. Instead of limiting applicants to one address per year, the DIA would require the completion of a project that received a grant prior to awarding any additional façade grant(s) to the same applicant.
- f. Must strive to utilize City approved JSEB's for renovation work associated with grant.
 - g. Must contribute to the CRA through ad valorem taxes prior to submitting the application and for 5 years following the receipt of the grant.
 - h. Must agree to remove any billboards when billboard lease expires and conform all nonconforming signs to the current sign code.
 - i. Ineligible: Including but not limited to:
 - i. A structure that has already restored the entire façade.
 - ii. New construction and structures built within the last 25 years.

3. Property Use

All property uses that contribute to the CRA through ad valorem taxes are eligible to apply for a Storefront Façade Grant, except that parking garages must have commercial, retail, office, or residential space(s) on the ground floor.

4. Grant Amount

- a. Base Amount: A maximum amount of 50% of eligible costs, not to exceed:
 - i. \$30 per square foot of eligible storefront façade not to exceed \$75,000.
 - ii. For purposes of calculating the grant amount, the square footage is determined by the total area of the storefront façade to be improved with funds from the grant. (The area included in order to determine the grant amount will not be eligible for a second grant)
- b. Contributing Structure Boost: For properties that are deemed contributing structures to the Downtown Historic District, but are not locally designated landmarks, an additional \$2 per square foot up to 50% of total costs, not to exceed \$75,000.
- c. Local Landmarks: If the structure is a locally designated landmark, the applicant should consider applying for a Historic Preservation Trust Fund Grant ("HPTF") instead of a Storefront Façade Grant, since a Certificate of Appropriateness will be required for any improvements and that program has a higher cap for eligible improvements.

5. Eligible Expenses

- a. In general, the renovation, restoration, and rehabilitation of the ground floor façade that fronts a public street, typically referred to as the "storefront." Improvements to the second story of the building may be eligible if the

architectural details and construction materials of the second story are most similar to the first story when compared to the rest of the building, or if the building is only two-stories tall.

- b. Painting, cleaning, staining, masonry repairs, repairing or replacing cornices, entrances, doors, windows, decorative details and awning, signage
- c. Screening for parking garages (adjacent to or above an eligible storefront)
- d. Landscape elements
- e. Permanently affixed exterior lighting
- f. Removal of non-contributing false façades
- g. Replacement or reconstructive woodwork
- h. Hardscape improvements that are visible from the ROW
- i. Restoration of historically appropriate doors, windows, or building features
- j. Removal of deteriorated portions of the façade provided the structural integrity of the building remains intact
- k. Replacement or installation of signage that is in accordance with the Sign Code

6. Historic Designations/Local Landmark Limitations

- a. A contributing property that is not designated as local landmark shall perform work that is compatible with the affected structure's original architectural style and character as determined by DDRB however shall not be required to adhere to historic standards. The DDRB will consider the practicality, economic feasibility, and reversibility of making certain non-historically compatible improvements, such as window and doorway replacements, other storefront rehabilitations, and signage, when considering such work.
- b. Properties that are designated as local landmarks will need to comply with the guidelines and regulations of Ch. 307, Ordinance Code and receive a Certificate of Appropriateness from the Jacksonville Historic Preservation Commission or Division.

7. Grant Covenants

The Storefront Façade Grant is payable upon completion of work. The grant agreement will include covenants that the recipient:

- a. Must maintain the improvements in good repair.
- b. If at any point the space is not occupied, the Property Owner shall utilize its best efforts to continue to activate the streetscape. This can be accomplished through temporarily attaching art on the windows, utilizing the storefront space as an art installation or exhibition, or other creative efforts to address street activation.

8. Final Design Approval

Approval of a Storefront Façade Grant Application is NOT an approval of the proposed façade improvements. Recipients of a Storefront Façade Grant shall obtain all required authorizations from the Downtown Design Review Board, the Planning and Development Department, and any other necessary department or agency prior to commencing construction. DIA Storefront Façade Grant and DDRB Applications may be processed simultaneously in order to expedite the approval process, however no application will be presented to the DIA Board for final grant approval prior to receipt of DDRB final approval.