

# Yreka Historic Downtown Façade Grant Program (FGP)

The FGP has been designed to provide financial assistance to local businesses in Yreka's historic downtown by providing grants to aid visual improvement projects. This grant was made possible by private funds donated by the Stewart Trust.

## Program Goals

- To improve the overall quality of facades in order to attract more local residents and visitors to shop, eat, and do business in our historic downtown.
- To encourage and support the restoration of historic building facades.
- To encourage and provide incentive for property/business owners to reinvest in our historic downtown.

## Eligible Properties

Eligible buildings must be used for commercial, retail, office, and or mixed uses purposes, and are located on Miner Street, between the Police Station, and Main Street.

## Guidelines

Grants will not be granted retroactively. All projects must be approved before any work begins. If business owner is not the owner of the building, they must get the property owner's written approval for any project requiring a building permit. For historic buildings, only projects that enhance, and preserve the historic nature of the building will be approved.

Improvements must be consistent with the City of Yreka's codes/ordinances, Historical District Title 17, building regulations, and other applicable laws. Improvements to historic building façades are to conform to the City's regulations and the Secretary of the Interior's Standards for Rehabilitation of Historic Buildings. Any necessary permits must be obtained prior to construction. Any changes to projects after grant approval must be approved before work commences or grant will be forfeited. Eligible improvements include, but are not limited to: removal of old signs, awnings and exterior clutter, façade restoration, exterior cleaning and or painting, exterior lighting, new window treatments, signage, doors, awnings, and planters. Signs will have a reimbursement limit of a \$1000.

## Eligible Costs

- a. Material costs for approved improvements.
- b. Costs from appropriately licensed third party vendors and/or contractors.
- c. Architectural and engineering services.
- d. City Fees and Permits directly related to the project.

## Ineligible Costs

- a. Improvements commenced prior to applicant approval.

- b. Overhead costs by the applicant or self performed work.

### **Selection Process, Criteria, and Prioritization**

Projects will be reviewed on set review dates. Either initial or final applications can be turned in by review dates. Funding is limited, so projects will be given higher priority if they make substantial visible improvement, are high visibility projects, and or result in improvements to surrounding properties.

Applicants will submit an initial application to City Staff. This initial application will include a description of the desired project, and a preliminary budget. If the City Staff gives their approval to continue with the application, the applicant will then have to submit a final application for approval. The final application will include, if necessary, sketches, samples, dimensions, bids, and a line item budget. Sketches and renderings do not need to be professionally done, but the City may require more detail in order to obtain permits after application approval. Staff will provide a description of the detail necessary for the final application. The final plan will be sent to the City Council to receive final approval. Once the plans are approved, applicants will be given a "Notice to Proceed".

### **Construction**

- a. Following approval applicant must secure any and all permits which may be required by the City of Yreka or any other governmental agency required by such construction and shall schedule all necessary inspections.
- b. If an applicant enters into an agreement with a contractor(s) for the completion of specified eligible improvements, then the applicant is solely responsible for the payment of services rendered on said project.
- c. Applicant must complete the eligible Improvements within six months of application approval unless otherwise approved in writing by the City of Yreka. Time extensions will be granted by staff on a case by case basis. In the event the improvements are not completed within six months, the City of Yreka reserves the right to cancel its approval of the application without any liability to the applicant and to dedicate the funds elsewhere.

### **Grant Reimbursement**

- a. Once the eligible improvements have been completed, applicant shall notify the city and submit associated receipts and/or invoices to the City for verification of eligible costs and in the event applicant used a contractor, that the contract was paid.
- b. After reviewing receipts and/or invoices for the eligible improvements for accuracy and reasonableness, the City Building Inspector, or City Staff will inspect the eligible improvements.
- c. Upon verification that the eligible improvements have been completed according to the final design drawings, final budget and specifications, City will reimburse applicant within 30 days.

**Grant Amounts**

Grants will equal one half of eligible project costs with a maximum reimbursement of \$10,000 per building. Corner buildings, and projects that are deemed exceptional, can negotiate for larger grant amounts.