

DOWNTOWN KINGS MOUNTAIN FACADE GRANT PROGRAM  
APPLICATION FORM

Property Address: \_\_\_\_\_

Current Use: \_\_\_\_\_

Applicant: \_\_\_\_\_

Applicant's Address: \_\_\_\_\_

Telephone #: \_\_\_\_\_ Cell #: \_\_\_\_\_

Email: \_\_\_\_\_

Tenant's Name (if applicable): \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Telephone #: \_\_\_\_\_ Cell #: \_\_\_\_\_

Description of Project: (In addition to this description attach architectural drawings as necessary):

Total Estimated Costs: (Attach estimates, bids and receipts that are applicable.)

I understand that the incentive grant must be used for the purpose described in the application as approved or amended by City Council. I further understand that the primary purpose of the grant is to repair, renovate and rehabilitate facades so as to maintain the historic integrity of the structure and to comply as much as possible with the Secretary of the Interior's Standards for Historic Preservation.

\_\_\_\_\_  
Applicant

\_\_\_\_\_  
Date

## **OVERVIEW**

In order to expand economic development options for the City of Kings Mountain that will diversify and increase the tax base, offer improved employment opportunities for its citizens and promote the economic growth and welfare of the business community, the City Council hereby establishes inducement guidelines to encourage new business and residential location decisions within the City and to assist existing businesses expanding within the City. The Downtown Incentives Grant program formalizes guidelines that create the parameters for local government economic development incentives that encourage business investments in real property and help promote the City of Kings Mountain as an excellent site choice for new commercial and residential locations.

## **ADMINISTRATION**

Applications shall be made to the Main Street Department subject to that department's coordination of a review by the Downtown Design Review Committee and the Building and Zoning Department (appropriateness of construction drawings). Additionally the Main Street Department may seek technical assistance from others and correct definitions in the application prior to formal review. A recommendation shall be forwarded to the City of Kings Mountain City Council by the Main Street Director that includes the amount of the grant and conditions.

### **I. DOWNTOWN FACADE DESIGN INCENTIVE GRANT PARAMETERS**

The purpose of this grant is to create facade plans that meet the requirements of the facade grant program and create an incentive for the current property owner to undertake a facade renovation meeting Downtown Protection Overlay, Main Street, and Secretary of the Interior's Standards for Rehabilitation or for a future property owner to undertake a facade renovation meeting Downtown Protection Overlay, Main Street, and Secretary of the Interior's Standards for Rehabilitation.

Applications will be made to the Main Street Department and granted directly by the Main Street Department out of its budget as approved by City Council.

If necessary, the facade plan will be prepared by a licensed design professional to meet the spirit and intent of the downtown incentive grant program.

An agreement will be executed between the property owner and the City and depending on the type of facade improvements and when they are to be done, the property owner and property will qualify for one of the following:

#### **Grant-In-Aid for Professional Design Work**

Should the scope of the project require the services of an architect or engineer who would provide stamped plans, one hundred percent (100%) of cost of facade design work, up to \$1,000 will be forgiven if the property preservation or rehabilitation meets the Secretary of the Interior's Standards for Rehabilitation within a two year period. By reference, this means both the Downtown Protection Overlay standards and Main Street staff comments are satisfied.

### **Grant-In-Aid Default Provision**

All of the facade design work costs will be reimbursed to the City at the time of the sale of the property or two years (after the grant is awarded), whichever is earlier. However, if the property owner cannot rehabilitate or preserve the property within a two year period and by agreement they will reimburse the City.

## **II. DOWNTOWN FACADE GRANT PROGRAM PARAMETERS**

This grant involves a contractual agreement between the City and an existing or new business entity with the municipality's downtown boundaries (see attachment A). That agreement would allow for a financial incentive grant based upon the actual investment value, schedule for expenditures, and historical context

The City will require the business to "pay in full" annually total property taxes due. If the business has met specific criteria as outlined in a formal agreement, general fund monies would be returned to the business in the form of a local downtown development incentive grant.

Each project would be dealt with on an individual basis using guidelines established under the directions of the Kings Mountain City Council. The guidelines for the program shall be subject to periodic review. Changing economic conditions may cause the City Council to modify, amend or even terminate the program subject to compliance with any downtown development incentive grants in effect at that time.

### **A. PROJECT QUALIFICATIONS**

1. The subject property (all real and personal property contained on a single lot) must be located in the designated downtown area (see attachment A).
2. The owner of property or the tenant with owner's written permission is the applicant. If the tenant is the applicant, s/he will receive the grant.
3. The existing business/property will undergo significant expansion or change that requires improvement to the property such as window repair and ingress/egress changes.
4. At least three years have elapsed since the last grant was awarded and the property is in need of further improvement. Extenuating circumstances may include a change in property ownership or if maximum grant funds were not previously allocated.
5. Grant payments will not be made unless the applicable business is current in all other required local property tax payments of record with the City of Kings Mountain, current in all utility payments due to the City, and compliant with all land-use regulations of the City.
6. Downtown facade program incentive grant benefits may not be transferred or otherwise conveyed to another party without the specific consent of the City Council.
7. All downtown development incentive grants will be conveyed by a formal agreement between the entity receiving the grant and the City or its agent as deemed appropriate.
8. An application for a facade grant and specific application approval action by City Council (or its designated agency) must precede any facade work including such work that does not require a building permit.
9. If necessary, a licensed design professional has prepared plans (facade elevations and construction plans) that address preservation and design issues raised by the Downtown Design Review Committee and the Main Street Program staff.

### **B. GRANT VALUE**

The potential value of the facade grant may be up to 50% of the total amount of net new investment in repairs, rehabilitation, and renovations not to exceed a total City grant of \$6,000. The minimum threshold project cost

shall be \$5,000. If required by the Building and Codes Department, facade elevations will be prepared by a licensed design professional and construction drawings. When this is made a condition for approval of a grant request, the cost of these services is considered to be an eligible expense.

If approved by City Council or its agent, then a legal agreement describing the project, stating expected performance benchmarks and recourse for noncompliance will be drawn up and recorded in the Office of the Register of Deeds.

### C. PROJECT CRITERIA

In order for a property (all real and personal property contained on a single lot) to become eligible for a facade grant, the criteria listed below must be identified in the application. These items are to be used as minimum standards for evaluation of projects. The City Council or its agency, at their discretion, may require additional criteria.

The criteria for consideration in authorizing a facade grant may include but not be limited to:

- Minimum level of new investment in repairs, rehabilitation and renovations to facades shall not be less than \$5,000.
- Meeting the spirit and intent of The Secretary of the Interior's Standards for Rehabilitation as deemed appropriate. This means existing metal buildings and infill project buildings may not be able to comply with standards for existing buildings but shall comply with standards in the zoning ordinance or recommendations from the Main Street Program staff.
- Comply with the Kings Mountain Protection, Preservation and Enhancement District (KMPPED) overlay provisions in the City of Kings Mountain Zoning Ordinance.
- Appropriateness of all architectural components once repairs, rehabilitation, and renovation is complete.
- Appropriateness of response to issues raised by City staff.
- A facade may include front, side and rear portions of the building.
- Signs are eligible for facade grants of 50% of the eligible project costs up to \$500 if the sign is not changing the name of an existing business.
- Non-profit agencies that own the subject property will be eligible to apply for facade grants of 50% of the project cost up to \$6,000.
- Types of eligible projects include but are not limited to:
  - Canvas style awnings
  - Paint removal from brick surfaces by chemical and water wash methods only
  - Tuck pointing of brick
  - Cornice repair
  - Repair/replacement of windows and doors with compatible materials and design
  - Removing false facades and other inappropriate additions
  - In-fill design and construction
  - New or refurbished business signs for existing businesses
  - Stabilization when sale is probable and new owner shall comply with City Zoning Ordinance and Main Street Program recommendations.

## Secretary's Standards for Rehabilitation

Rehabilitation projects must meet the following Standards, as interpreted by the National Park Service, to qualify as “certified rehabilitations” eligible for the 20% rehabilitation tax credit. The Standards are applied to projects in a reasonable manner, taking into consideration economic and technical feasibility.

The Standards apply to historic buildings of all periods, styles, types, materials, and sizes. They apply to both the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building’s site and environment as well as attached, adjacent, or related new construction.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

# DOWNTOWN INCENTIVE GRANT AREA MAP

