

Town of Mocksville

Facade Incentive Grant Application

Property Location _____
Current Use or Business Name _____
Applicant _____ Phone _____
Owner _____ Tenant _____
Address _____
E-Mail Address _____

Description of Project _____

Total Estimated Costs \$ _____

Checklist for Complete Application

- Current Exterior Photographs
- Proposed Project Plans
- Contractor's Estimates (labor and materials)
- Appropriate Building Permits (if applicable)

I understand that the incentive grant must be used for the project described in this application; that the Town grant will match money I have paid for façade improvements; that the Town will only pay the Grant to me after receipts for the work have been submitted to the Town and that the project must be completed within six months after I have been notified that the grant is approved.

I understand that costs of technical or architectural design assistance to obtain a N.C. historic preservation tax credit may be included as a part of my match for the grant.

Applicant Date

Application approved by: _____
Town Manager Date

**State of North Carolina
County of Davie**

Agreement

This agreement, made and entered into this _____ day of _____, 20____, by the Town of Mocksville, North Carolina (hereinafter the Town), and _____ of Davie County, North Carolina, hereinafter referred to as the Recipient.

RECITALS

Whereas, the Town is dedicated to the renovation and rehabilitation of its commercial structures in the Central Business District.

Whereas, the Town is willing to award grants for exterior renovation for the purpose of assisting in the rehabilitation of certain existing commercial structures provided the Recipient agrees to certain conditions.

Whereas, the Town has appointed a Town employee as Community Development Coordinator [CDC] to serve as administrator of the Façade Incentive Grant Program.

AGREEMENT

NOW, THEREFORE, in consideration of the promises and mutual covenants herein contained the parties agree as follows:

1. The Recipient agrees to utilize the grant funds to fulfill that project described in the Town Façade Incentive Grant Application and attached Project Proposals, and utilize the funds solely for exterior structural renovation and rehabilitation.
2. The Recipient agrees to renovate and rehabilitate those premises described in the attached application and Project Proposals in accordance with the Secretary of the Interior's Standards for Rehabilitation so as to preserve the historical integrity of the premises.
3. The Recipient agrees to maintain the architectural integrity of the entire structure and premises by, retaining those parts of the façade that contribute to the historic character of the structure and premises.
4. The Recipient may seek technical and architectural design assistance from the Town. The costs of such technical and architectural assistance may be included as a part of the Town's match of the total grant amount.
5. The Recipient agrees to abide by and conform all rehabilitation and renovation undertaken pursuant to this agreement to all applicable laws of the United States, the State of North Carolina, and those applicable provisions of the ordinances of

the Town of Mocksville directly or indirectly related to the subject matter of this agreement.

6. The amount of this grant is _____, subject to paragraph 7 below, whereas 50% of grant total is to be paid at time of project completion, _____, to assist with initial project costs, and the remaining 50% to be paid after 6 months of project completion, _____, provided the project meets the approval of the Town, and is completed in accordance with those provisions specified in the Façade Incentive Grant Application.
7. The Recipient (and Owner) agree that the grant amount is based upon the actual cost of completing the project. This amount will be either \$1,500 or one-half (1/2) the actual cost of the project, whichever is less.
8. Technical assistance provided by the Town, will be advisory only. The Town will not be a party in negotiations between the Recipient and any contractor employed by the Recipient. The Recipient the Town are not liable for any damages or costs associated with this project.
9. This agreement may be terminated, and the Town may withhold grant monies upon the Recipient's breach of or failure to perform any of the terms of this agreement including those provisions in the attached Project Proposals. The Town shall give the Recipient ten (10) days' notice, in writing, of termination for any cause.
10. If the Recipient is not the Owner of the Building, then the Owner consents to this Agreement, as shown by her or his signature below.
11. The Owner (and grant Recipient, if they are not the same person) acknowledge that any improvements made to the façade, as paid for by the façade incentive grant program are considered a part of the building itself, and the Town will not be held liable if disputes arise

IN WITNESS WHEREOF, the parties hereto have caused this agreement to be signed by their proper officials upon the day and year first above written.

The Town of Mocksville

ATTEST

Ken Gamble, Town Manager



RECIPIENT

BY: _____
Recipient's Legal Name

Recipient's Signature

State of North Carolina
County of _____

I, _____, Notary Public, do hereby certify that _____ (name of individual(s) whose acknowledgment is being taken) personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this _____ day of _____, 20__.

(Official Seal)

Official Signature of Notary
Notary's printed or typed name
Notary Public

My commission expires: _____

OWNER (if different than Recipient)

BY: _____
Owner's Legal Name

State of North Carolina
County of _____

I, _____, Notary Public, do hereby certify that _____ (name of individual(s) whose acknowledgment is being taken) personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this _____ day of _____, 20__.

(Official Seal)

Official Signature of Notary
Notary's printed or typed name
Notary Public

My commission expires: _____

Town of Mocksville

Façade Incentive Grant Program

Overview:

The Town of Mocksville is dedicated to the renovation and rehabilitation of its commercial structures in the Central Business District. With that in mind, the Town is willing to award grants for exterior renovation for the purpose of assisting in the rehabilitation of certain existing commercial structures provided the Recipient agrees to certain conditions. The Town has appointed a Town employee, the Community Development Coordinator (CDC) to serve as administrator of the Façade Incentive Grant Program in order to facilitate this process.

Grants are awarded for 50% of total project cost, up to \$1,500. Projects of all monetary size are welcome to apply. In order to be eligible for a grant, recipients must submit a proposal to the CDC. This includes a current photo of the exterior façade, project plans, a contractor's estimate for the total cost of the project, and specifications or other appropriate design documentation including a copy of the building permit, if applicable

Purpose:

Provide economic incentives to:

- Renovate private commercial building façades in Downtown Mocksville
- Encourage appropriate design projects which capitalize on the rehabilitation of existing properties paired with the introduction of compatible new design
- Preserve unique historic character of these buildings
- Increase economic revitalization of downtown and promote further growth

Definition:

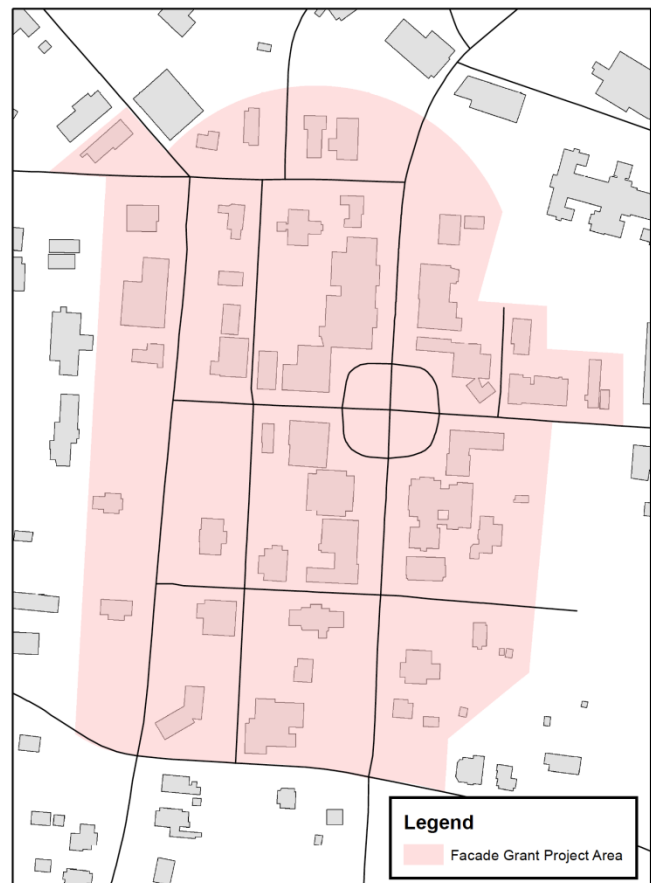
Façade – A façade is defined as an individual storefront or side of a building which faces a public right-of-way, or which is otherwise visible to the public. Although deemed less important, project proposals affecting façades facing back alleys and rear entrances will be considered.

Source of Funding:

The Downtown Mocksville Matching Incentive Grants are made possible through an appropriation by the Mocksville Board of Commissioners. Property owners in Mocksville, as a part of the National Trust of Historic Preservation, may also be eligible for historic preservation tax credits. Through the North Carolina Main Street program, property owners can receive help applying for these credits. This is not included in the façade incentive grant program. For more information, contact the CDC.

Eligibility:

- Owner or tenant must be located within a certain section of Downtown Mocksville (see map below for details)
- Owners or tenants, with owner's written permission, may request grants
 - Any improvements made to the façade are considered a part of the building itself, and the Town will not be held liable if disputes arise.
- Buildings must be zoned for a commercial use
- Additional grants may be awarded a full calendar year after the previous grant's approval date
 - Exceptions can be made for new businesses or owners moving into a space which received a grant within the last calendar year
- Examples of acceptable improvements include, but are not limited to:
 - Windows
 - Awnings
 - Doors
 - Exterior Lighting
 - Business Signs
 - Entranceways
- Examples of unacceptable improvements include, but are not limited to:
 - Roofing projects
 - Interior renovations
 - Electrical Work
 - Exterior Furniture
 - Awnings with business signs screen printed/painted on
 - Sidewalks
 - Work with materials inappropriate to the original structure



Guidelines and Requirements:

- The Secretary of the Interior's standard for rehabilitation should be used as guidelines in making improvements to the façade of the structure. The CDC will furnish these in entirety to all qualified recipients, but here are some basic points.
 - Do's
 - Preserve the historic character of the building

- Preserve changes to the original building which have historical significance
 - Preserve distinctive historic features of the building
 - Don'ts
 - Use chemical or physical treatments which could cause significant damage to the building or its features
 - Use vinyl siding
 - Add anything which could damage the historical integrity of the building
- Rehabilitation of qualified structures should be considered a contemporary solution which respects the architectural integrity of the entire building front, retaining those elements that enhance the aesthetic quality of the building.
- All rehabilitation design proposals will meet all applicable building codes required by the Town of Mocksville, and the State of North Carolina.
- Signs with a business name or logo can be permitted in project proposals, depending on the specific design of the sign and its conformity to sign ordinances

Assistance and Resources:

- Recipients can receive guidance to architectural and planning services from the CDC
 - The Town assistance is advisory only and the Town and the CDC are not liable for any damage or other costs associated with the project
- Recipients can also receive support from UNCG, provided through the NC Main Street Program. Design services are free to use and are available during the calendar school year.
- Recipients can also hire outside firms for design work
 - Any costs incurred from any design work may be included in total project cost

Grant Application Process:

1. Recipient meets with the CDC to discuss project proposal and go over sketches of proposed project
2. Recipient then fills out an application and submits it to the Town for approval, along with the appropriate paperwork (project proposal, contractor's estimates, etc.)
 - a. Proposals MUST be approved by the Town before any work can begin
 - b. Violation of this will result in ineligibility of recipient for grant money
3. Projects must be completed within 6 months of the recipient being notified of grant approval
4. Upon project completion, copies of paid invoices, cancelled checks, and photos (Before and After) of the completed project must be sent to the CDC.
5. The CDC, as agent for the Town, will inspect the completed work and, provided the work is accomplished in accordance with the grant agreement, request a grant be issued for one-half (1/2) the actual project cost or the full amount of the grant (\$1500), whichever is less.