

CAPITAL IMPROVEMENT GRANT PROGRAM EXCEPTION GUIDELINES

Mandatory Requirements

- 1) Project must meet a minimum of two Capital Improvement Grant Program Objectives listed below:
 - a. New construction
 - b. Mixed-use, including housing
 - c. Alley improvements
 - d. Historic preservation projects that require Historic Landmarks Review
 - e. Expansion of existing business, retention or recruitment of new business that results in creating new jobs
 - f. Upper floor renovations – improvements that make currently un-leasable space to a level it can be occupied
- 2) 4:1 Leverage of Private/Public Funds; and
- 3) Project must meet one of the following “Other” criteria.

Other Criteria:

- 1) Grant pay back analysis of increased tax increment reflects payback over 7-10 year period or sooner, or
- 2) Project is characterized as blight due to obsolescence, deterioration, dilapidation, mixed character or shifting of uses, or
- 3) Affordable Housing