

North Gateway URA Interior/Exterior Grant Program Policies

The following policies apply to the North Gateway URA Grant Program:

1. Award Terms

- \$25,000 interior/\$25,000 exterior grants, with a maximum award of \$50,000.
- A total number of five awards allowed in five years to one applicant
- 50% match required by applicant for grants.
- Maximum Grant Small Business: \$10,000 with a 20% match requirement.
- Reimbursements of Hard Costs incurred prior to award are not eligible
- Grant awards may be combined with a loan award for a single project, but a loan award may not be used to satisfy the grant match requirement for grant awards.
- Other terms may be required for award to comply with law, or URA rules and regulations.

2. Eligible Recipient

- Property ownership (fee title. or executed land sale contract evidencing right to perform improvements)
- Tenant with executed lease and written consent of property owner.
- A "recipient" includes all legal entities where the recipient has a membership, shareholder or ownership interest. Non-profit entities are not eligible for grants.
- A "Small Business" is a business with less than ten employees.

3. Eligible Property

- Properties must be located within the North Gateway Urban Renewal Area.
- Industrial, Commercial, or Mixed-use.

4. Eligible Grant Activities

- Restoration or Rehabilitation to the face of a building that is in public view, including installation, repair or replacement of: Awnings, Canopies, Exterior Lighting, Roofing. Gutters, Painting, Signs, Windows, Doors, and other facade improvements.
- HVAC, Electrical, Plumbing repair or replacement.
- ADA Accessibility Improvements.
- Environmental Remediation.
- Building Permit and Design Review Fees (not exceeding \$1,500 total)
- New Construction.
- Repair or replacement of items required to address Zoning, Building. Fire code. or seismic deficiencies.
- Demolition in conjunction with an approved project.

5. Conditions

- Applicant shall maintain the improvements funded by the grant in good order for a period of at least five (5) years and be dutiful about removal of graffiti and repair of vandalism.
- If required, work shall be done under a building permit issued by the City of Salem.
- Agency shall not reimburse more than 50 percent of all submitted receipts.
- Taxes or fees assessed by the City must be current.
- Evidence of property insurance.

6. Administration

- The Urban Development Director has the authority to develop procedures and future required administrative changes to implement the program.
- Comments from the North Gateway Redevelopment Advisory Board will be considered prior to major program policy changes such as maximum grant amounts.