



DRIG: Downtown Redevelopment Incentive Grant

Overview and goals: The DRIG incentive is created to serve as a catalyst to physically improve our downtown properties for restaurant, entertainment, and retail development. We intend to stimulate business and property ownership and development, healthy commerce, and pedestrian activity in the Downtown Monroeville Area. We desire a healthy mix of businesses for downtown, the type that creates positive foot traffic and synergy in an active downtown. We wish to promote infill growth through new commercial, residential, and mixed-use development. We also promote major rehabilitation of older buildings within the DRA district. Current businesses may apply for the DRIG for a major renovation of their property.

DRIG: Downtown Redevelopment Incentive Grant.

Force Majeure Event: Force Majeure Event shall mean a matter which is (i) beyond the reasonable control of the Developer/owner, (ii) materially affects the performance by the Developer/owner of its obligations under this Agreement and (iii) could not reasonably have been foreseen by the Developer/owner, including, but not limited to, acts of God, acts of terrorism, and extreme weather, but excluding unfavorable economic conditions.

Residential: Residential projects are only eligible if they result in the creation of units (condo, rental, or B&B) within an existing structure or part of a mixed-use retail/office/restaurant/residential project.

Commercial: Having to do with commerce...may include but not limited to food service/entertainment; specialty foods, artist studios, gifts and specialties, general merchandise, apparel.

Project Area: The City of Monroeville DRA district per our district map.

Implementation Procedures:

1. Applicant must be current on all municipal obligations, including property taxes, sales taxes, business licenses, permits, special assessments, or utility bills.
2. Any projects within the historic preservation district must comply with Historic Preservation Commission regulations and policies.
3. The grant terminates if the business closes or fails, or if the business does not comply with applicable state or local laws, codes, or regulations.

4. Developer/Property owner(s) are liable to repay entire grant proceeds if business is not continually open for five years after grant is issued. If the Developer/ Property owner determines that it will not meet any of the commitments set forth due to the occurrence of a Force Majeure Event, within a reasonable time prior to expiration of any such commitment that the Developer/ Property owner claims has been or will be delayed by a Force Majeure Event, the Developer/Property owner shall give the City Council written notice containing a description of the Force Majeure Event in question, an explanation of how the Developer/ Property owner anticipates such event will affect the Property performance under this Agreement, what actions the Owner plans to undertake in order to address the conditions caused by the Force Majeure Event and an estimate of how long the Developer/owner anticipates the Force Majeure Event will delay the Company in meeting its commitments under this Agreement. If the City Council determines that a Force Majeure Event has occurred and that the Developer/owner is making a good faith effort to meet its commitments despite the delay caused by the Force Majeure Event, the City Council shall give the Developer/owner a reasonable period of time to address such conditions before the Developer/owner shall be considered in default under this Agreement.
5. Developer/ Property owner must submit a written application including business plan, contractor estimates, and conceptual drawings.
6. The DRA will review and make recommendation to the City Council using the selection criteria.
7. The City Council will make final approval.
8. The DRA will offer up to \$10,000 maximum per year in DRIG's.
9. An investment of \$100,000 in building redevelopment, new construction, or development that is consistent with the character of the downtown district, design, or zoning development requirements will be eligible for up to \$10,000 as a DRIG. A less than \$100,000 project may apply for up to 10% of their overall redevelopment/construction approved cost. The minimum investment to apply is \$25,000.
10. The DRA will review all applications and prioritize them based on downtown needs. Grants are available as budgeted from time to time by the City of Monroeville City Council.
11. A maximum of \$10,000 is available to any one applicant. Funding is offered for qualified applicants on a prioritized first come, first served basis. Current needs at this time would prioritize restaurants, hospitality, pubs & taverns within the DRA development guidelines. Grocery stores, crafting workshops and art galleries are other examples of projects that may receive high priority.
12. This grant does not apply to existing projects or to projects that have already commenced construction/renovation prior to application.
13. Grant proceeds are not transferrable without first obtaining approval of the City of Monroeville.

14. Eligible Developer/Property owner must be for profit, generating sales tax, and able to commit to rent/lease the building for at least five consecutive years.
15. The Developer/Property owner must require the future tenant to be open at least 30 hours per week to be eligible. Depending upon the nature of the business, additional hours may be required, as determined by the City Council.
16. Grant proceeds will be paid once the business is consistently open. Annual updates to the eligible tenant's financial reports and tax reports must be placed on file with the City of Monroeville in the five-year period.
17. If DRIG funds are utilized to create a specialty niche, i.e. kitchen/food prep, the property must remain available for that specialty for 10 years.



DRIG APPLICATION: Downtown Redevelopment Incentive Grant

ENTITY NAME _____

Address: _____

Owner Name & Address: _____

Phone Contact and Name: _____

Name & address for proposed incentive property: _____

Business in Monroeville: Existing or New (circle)

Projected annual sales \$ _____

Employment commitment: _____ FT _____ PT (Count New Employees in Monroeville)

Capital Investment \$ _____

Category of Investment: Property____ Building____ Equipment____ Renovation____

Other (specify) _____

Other notes about economic impact to Monroeville from this project:

Please attach business plan, contractor estimates, hours of operation, and conceptual drawings (as applicable).

Entity to Receive Rebates: _____

Signed: _____ Title _____

Print: _____ Date: _____

I do hereby swear or affirm that the information provided herein is true, complete and accurate, and I understand that any inaccuracies may be considered just cause for invalidation of the application. I understand that in order for my request for matching funds to be approved, I must agree to work with and follow the recommendations of the Downtown Redevelopment Authority Design Review Committee. I also understand that monies are granted on a reimbursement basis; following completion of work and that improvements/changes not approved by the Downtown Redevelopment Authority will not be funded.

Signed: _____

Date: _____

To be filled out by the Downtown Development Authority Design Review Committee:

Reviewed by Committee on _____

Approved _____

Scope of Work _____

Specific Recommendations _____

Denied _____

Reason(s) _____

Amount Granted \$ _____