



Staff Report

TO: City Council
FROM: Kyle Warsinski, Economic Development Manager
DATE: September 5, 2023
SUBJECT: Downtown Façade Improvement Program – Funding Agreement – 960
Beaumont Avenue

Description Consideration of a Funding Agreement for Façade Improvements at the property located at 960 Beaumont Avenue.

Background and Analysis:

On December 6, 2022, City Council approved the establishment of the Downtown Incentive Program which was launched in 2023. The program included the following incentives:

- Downtown Façade Improvement Program or Business Improvement Program
- Business Attraction and Expansion Program
- Pre-Application Fee Waiver
- Building Investigation Fee Waiver
- Sewer Connection Fee Deferral and Grease Trap Program

The Façade Improvement program was developed to support landowners and/or business owners in investing in their properties to help revitalize Downtown Beaumont. Goals of the program include stimulating private investment, preserve and beautify the downtown area, and generate shopping opportunities by creating a pleasant walking environment resulting from improved visual aesthetics of commercial buildings and eliminating blight.

Staff received an application for façade improvements for the property located at 960 Beaumont Avenue. The subject site contains two structures, the main structure along Beaumont Avenue totals 2,127 square feet, which will be used for real estate office for Berkshire Hathaway, and a 685 square foot rear unit which will be used in the future for another complimentary use. The applicant proposed the following improvements as part of their façade improvement program application:

1. Repaint the front structure with a two-color paint palette, remove old rock and replace with new ledgestone on the front (west-facing) elevation wrapping to a

portion of the side (south-facing) elevation along the alleyway, and installation of a new channel letter sign.

2. Resurface the rear building with new siding and repaint with a two-color paint palette, install new windows and exterior doors.
3. Install drought tolerant landscaping or zero-scaping on the site.
4. Remove and replace sixty (60) feet of fencing along the north property line with wood or vinyl.
5. Repair and slurry driveway and parking areas.

The proposed scope submitted meets the requirements of the program and has been deemed eligible for funding by the Design Review Committee (Attachment A).

The applicant submitted construction bids for the materials and work to be performed under this agreement. Staff has reviewed the bids and feel the lowest bid is responsible. The lowest bid price is \$64,192.97, plus \$11,538.74 for the sign and installation. This project totals \$75,731.71 in materials and labor.

The Downtown Façade Incentive Program provides for a 1:1 dollar match for eligible improvements. The maximum program grant amount for this project is \$37,865.85, which is a reimbursement for funds spent upon completion of the project. Details of the reimbursement process can be found in section 4 of the funding agreement (Attachment B).

The agreement details the recipient's responsibilities. Some of those include:

- Obtain plan approval and any applicable planning and building permits.
- Comply with all other City policies and ordinances.
- Procure and keep in full force and effect a commercial general liability insurance and bodily injury and personal & advertising injury insurance.
- Provide property maintenance and safety during construction.
- Perform ongoing maintenance of the property for five (5) years following the completion of the leverage-funded improvements under this program.

Fiscal Impact:

The total not to exceed amount under the agreement is \$37,866.

\$500,000 was allocated in the FY2023-24 Budget GL Fund 100-1235-7096 to fund these programs. If approved, \$37,866 will be reserved for the recipient. Staff is tracking total program funding and has determined sufficient funds exist should the City Council approve the proposed agreement.

Staff estimates the cost to prepare this staff report and funding agreement, including legal review to be \$1,000.

Recommended Action:

Approve the Funding Agreement with Dave Corey for Façade Improvements for the property located at 960 Beaumont Avenue.

Attachments:

- A. Project Scope of Work – 960 Beaumont Avenue
- B. Funding Agreement – Façade Improvements – 960 Beaumont Avenue