



## Staff Report

**TO:** City Council  
**FROM:** Joseph Cale, Management Analyst  
**DATE:** November 19, 2024  
**SUBJECT:** Downtown Façade Improvement Program – Funding Agreement Update – 960 Beaumont Avenue

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**Description** Revision of an approved funding agreement ED2023-0004 for façade improvements at the property located at 960 Beaumont Avenue.

### **Background and Analysis:**

On December 6, 2022, the 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. The goals of the program include stimulating private investment, preserving and beautifying the downtown area, and generating shopping opportunities by creating a pleasant walking environment through improved visual aesthetics of commercial buildings and the elimination of blight.

On September 5, 2023, City Council approved a funding agreement for façade improvements for the property located at 960 Beaumont Avenue (Attachment A). The subject site contains two structures: one at the front along Beaumont Avenue, which will be used as a real estate office for Berkshire Hathaway, and a rear unit. The applicant has proposed an update to the previously approved funding agreement to reflect changes in the scope of work (Attachment B) and the funding amount. Additionally, the applicant would like to request that the project be completed and reimbursed in two phases.

### Phase One Improvements:

1. Demo the existing ledgestone across the front of the building and replace it with new ledgestone.
2. Paint the entire exterior of the building.
3. Install new synthetic wood fascia along the front of the building.
4. Case the front windows and sills in synthetic wood that matches the fascia.
5. Remove and replace the fencing.
6. Grade the landscaping area, install a weed barrier, and place white rock.
7. Install drought-tolerant plants in the rear courtyard.
8. Install an irrigation system.

The building permit for the façade work described in this phase has been issued.

### Phase Two Improvements:

1. Demo the rear building.
2. Properly dispose of materials, including the proper abatement of any lead and asbestos, as necessary.
3. Remove all unsightly vegetation and debris.
4. Grade the area of demolition.
5. Repair potholes and slurry coat the parking lot and alley asphalt.
6. Restripe the parking lot.

The proposed amended scope submitted meets the requirements of the program, pending minor required revisions to the landscaping plans. The project cost for Phase One is \$26,930 (Attachment C), with the sign being an additional \$11,907.69 (Attachment D). The cost for Phase Two is \$41,647 (Attachment C). This brings the total cost of the façade improvements to \$80,484.69.

The Downtown Façade Incentive Program provides a 1:1 dollar match for eligible improvements. The maximum program grant amount for this project is \$40,242.35, which is a reimbursement for funds spent upon completion of the project. If approved by the Council, reimbursement will be provided at the completion of each phase referenced above. At the completion of Phase One, the applicant would be reimbursed \$19,418.85. At the completion of Phase Two, the applicant would be reimbursed \$20,823.50.

### **Fiscal Impact:**

The total amount reimbursed under this agreement is not to exceed \$40,242.35. \$1,131,308 is allocated in the FY2024-25 Budget (GL Account: 100-1235-7096) to fund the incentive programs.

Staff estimates the cost to prepare this staff report at \$300.

**Recommended Action:**

Approve the revised funding agreement (ED2023-0004) for façade improvements to the property located at 960 Beaumont Avenue.

**Attachments:**

- A. Previously approved funding agreement
- B. Revised scope of work
- C. Revised project cost estimate
- D. Sign Invoice
- E. Revised application
- F. Revised funding agreement

**Incorporated by Reference:**

City of Beaumont 2040 General Plan

City of Beaumont Zoning Code

Downtown Façade Improvement Program Guidelines