

FACADE RENOVATION/SITE IMPROVEMENT PROGRAM RANGELY
DEVELOPMENT AGENCY
REVISED July 18, 2000

Mission Statement of the Rangely Development Agency, Town of Rangely, Urban
Renewal Plan

"The goals and objectives of the plan are to undertake programs and activities for the elimination and prevention of blight in this community. Such programs and activities, among other things, shall lead to the revitalization and growth of the business district, create an atmosphere that fosters entrepreneurship among local businesses and residents, and has as the final goal the increased health and prosperity of the entire Rangely community, all in cooperation with the private sector. "

The Rangely Development Agency is offering a Facade Renovation/Site Improvement Program. The program offers financial assistance to owner or tenants with a commercial business located within the Urban Renewal Area. It supplements the Downtown Renovation Program whereby the Town provides landscaping, walkways, and similar improvements along street frontages of local businesses.

The objectives of these programs are to make Downtown Rangely a more attractive place and to encourage locals and visitors to shop in Rangely. With the participation and cooperation of our local businesses, these objectives can be realized. The economic strength of our business district benefits the community as a whole.

Attached are copies of the guidelines, application form, and agreements (either for an owner or a tenant). Application should be submitted to Rangely Development Agency, 209 E. Main Street, Rangely, CO 81648.

Please feel free to contact the Community Development office at the Town of Rangely if you have any questions. (970) 675-8469.

RANGELY DEVELOPMENT AGENCY
FACADE RENOVATION AND SITE IMPROVEMENT PROGRAM

GUIDELINES

PURPOSE

Provide financial assistance towards facade renovations and site improvements, not including normal maintenance, in order to stimulate local business.

ELIGIBILITY

Any owner of or tenant in a commercial business, building or commercial property within the boundaries of the Rangely Urban Renewal Area.

GRANTS

Individual businesses are eligible for a maximum grant of \$7,500. Businesses are eligible to reapply for another facade renovation / site improvement grant after seven (7) years. All grants are contingent upon RDA financial status and availability of funds.

MATCHING

The owner or tenant must at least match the grant offered by the Agency in actual dollars. In-kind services are not considered a match. Written receipts for expenditures are required and must be submitted prior to reimbursement from the RDA.

PROCESS

Written application should be submitted and presented, by the owner or tenant, to the RDA. The RDA Board will review each application and notify the applicant whether or not funding has been approved. Notification will be given in a timely manner, not to exceed sixty (60) days following the presentation of the grant request. Upon RDA approval of the application, a minimum of two written bids will be required on all individual contract service amounts or purchases that exceed \$1,000.

PLANS

The owner or tenant should present a sketch or concept plan with the application. Using an architect or site planner employed by the RDA, any necessary final plans will be prepared at no cost to the applicant.

EXAMPLES

Awnings, landscaping, paving of parking areas, walks, entranceways, windows, walls, signs, doorways, building demolitions, and other improvements visible from the street.

CRITERIA

The RDA will look at street visibility, capital emphasis, application quality, revitalization goals, maintenance history, time frame, frontage improvements, and owner contribution. Priority will be given to main street businesses.

EXCEPTIONS

In the case of exceptional applications, the RDA reserves the right to increase the maximum grant amount and vary any and all guidelines.

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PROGRAM RANGELY DEVELOPMENT AGENCY
MAY 2000

SUGGESTED EVALUATION
CRITERIA

Applications for assistance shall be evaluated in accordance with the following criteria:

Category

1. Street Visibility - readily visible from the street; Adds to the attractiveness of business district.
2. Capital Emphasis - emphasis on the capital improvements as compared to normal maintenance.
3. Application Quality - thoroughness, clarity, and originality of application.
4. Revitalization Goals - contribution towards goals of business district revitalization.
5. Maintenance History - track record on maintenance and prospects for future upkeep.
6. Time Frame - Schedule for completion of the improvements within reasonable time limits.
7. Frontage Improvements - the degree of participation in Town program for frontage improvements.
8. Owner Contribution - the amount of funds provided by owner towards the project.

RANGELY DEVELOPMENT AGENCY
FACADE RENOVATION AND SITE IMPROVEMENT APPLICATION

NAME: _____

ADDRESS: _____

PHONE NUMBER: _____ DATE: _____

PROPERTY OWNER OR LESSEE:

SCOPE OF PROPOSED PROJECT (a brief description of the planned renovation or improvement) _____

ESTIMATED COST OF PROPOSED PROJECT: _____

DESCRIBE HOW ESTIMATED COST DETERMINED: _____

AMOUNT OF GRANT REQUESTED UNDER RDA PROGRAM: _____

PROPOSED DATE TO COMMENCE PROJECT: _____

PROPOSED DATE TO COMPLETE PROJECT: _____

PLEASE ATTACH ON A SEPARATE SHEET OF PAPER A SKETCH OF THE DESIGN IDEA FOR YOUR PROPOSED PROJECT.

APPLICANT SIGNATURE

DATE

FACADE RENOVATION AND SITE IMPROVEMENT AGREEMENT BETWEEN
RDA AND OWNER

This Agreement is entered into this ___ day of _____ between the
Rangely Development Agency (RDA) and _____(Owner)

The parties agree as follows:

1. Owner agrees to cause improvements to be made to the Owner's property located on the following described property

2. Such improvements shall be made in accordance with the plans and specifications attached hereto as Exhibit "A".
3. Upon the completion of the improvements in substantial conformity with the Exhibit "A" and following inspection and approval by the RDA, RDA shall pay to Owner an amount equal to one-half of the Owner's out-of-pocket costs for such improvements but not to exceed _____ dollars. Owner shall provide RDA with proof of such costs in a form satisfactory to RDA and shall include lien waivers signed by all parties who provide labor and/or materials.
4. The work shall be commenced by Owner with ___ days following execution of this Contract and shall be completed within _____ days thereafter.
5. Owner hereby warrants that he/she is the Owner of such property and has all of the necessary rights, title, and interest to make and maintain the specified improvements.
6. Owner agrees to properly maintain the improvements referenced in Exhibit "A".
7. This Agreement shall be binding upon the heirs, successors, and assigns of the parties hereto.

Owner

Rangely Development Agency

As the tenant of the above described property. I have been informed by the owner of the Agreement.

Tenant