



Madisonville Neighborhood Business District Façade Improvement Grant

Property and business owners in the Madisonville Neighborhood Business District are invited to participate in a façade improvement matching grant program designed to aid existing and new businesses in improving the street-facing exterior of their places of business. Our aim is to assist Madisonville's businesses while also uplifting the vibrancy and appearance of our business district and neighborhood as a whole.

Where Does This Money Come From? The Madisonville Community Urban Redevelopment Corporation (MCURC) applied to the City of Cincinnati and received a grant through the Neighborhood Business District Improvement Program (NBDIP) to fund this initiative. MCURC will administer the grant, but the City has a number of requirements attached to this funding.

Who Is Eligible? NBDIP funding will only allow us to fund projects within the Madisonville Neighborhood Business District, which was delineated by the City of Cincinnati. See attached map of the district to find out if your business is eligible.

Do I Have to Own My Building? Businesses do not have to own their building to be eligible, but they must have a letter of consent signed by the building owner and they must have a valid lease agreement with at least two years occupancy remaining. Co-applications with both the building and business owner applying together will score higher.

What Is the Match Amount? This program will match up to 80% of the façade improvement costs of the projects. Applicants asking for a less than 80% in matching funds will score higher in the review process. While we encourage work on the interior and the non-street facing sides of the buildings, we cannot match that work. Upgrades on parts other than the façade will help the applicant's score and can go toward applicant's match.

How Much Funding is Available? The City has granted MCURC \$100,000. \$5000 will remain with MCURC to administer the program. The maximum allowable grant with this funding is \$20,000.

Define Façade. The City of Cincinnati defines a façade as the exterior surfaces of the building, that are clearly visible from the public street, and that are permanently incorporated into the real estate. Landscaping and anything easily removable are not eligible expenses. Signs, awnings and lighting that is

attached to the building are eligible. Only the main structure is eligible. Outbuildings may not use this funding.

Will “Soft Costs” Be Eligible for Funding? Because we are looking to make this funding go as far as possible, soft costs, such as design, architectural and engineering fees, etc., will not be funded.

When is the Application Deadline? Applications are due by noon on June 25, 2019.

Who Decides Who Will Receive Funding? A review panel with representatives from MCURC, Madisonville Community Council, and the Madisonville Business Chamber will examine the application and presentation and use a scoring system to determine which applicants will receive funding.

Who Will Do the Work? The City of Cincinnati has strict requirements for the completion of the work funded by this program. Per their requirements, all projects must receive a minimum of three bids from contractors. Business owners may provide their own contractors, but they must compete in an open bidding process that will be run by MCURC and all projects must go through the City’s Meet and Confer process. Final approval of the contractor will be determined by MCURC (with input from the business owner) based on the “lowest and best” method of bid selection. MCURC is required by the City to oversee completion of the work.

Do I Need to Pay Prevailing Wage? Because this funding comes through the City, contractors and their subcontractors must conform with the City of Cincinnati’s prevailing wage guidelines.

How Will Contractors Be Paid? Upon completion of the work, the contractor will submit an invoice to MCURC. MCURC will review the completed work and, if MCURC and the City are satisfied with the result, the business owner will be asked to pay their percentage and the remaining cost will be paid by MCURC. MCURC is then reimbursed by the City once all accompanying paperwork is complete.

What Will Make My Project Score Higher? This project was created with two goals in mind. The first is to assist businesses in making needed improvements and updates that would help them to gain new business. The second is to make Madisonville’s business district more vital and inviting in hopes of bringing in new businesses, jobs and shoppers. Projects that help us to achieve these goals utilizing as little funding as possible will score the highest. Other factors, such as a lower funding ratio, job creation, alignment with the Madisonville Quality of Life Plan and ability to complete the project will also help.

May I Apply for More Than One Address? Business owners that have more than one address and more than one project are allowed to submit multiple applications – only one project per address. However, they must designate a primary (first choice) application. That application will receive consideration and any secondary applications will only be eligible for funding if there is money remaining after all primary applications have been evaluated.

Are Property Owners Who Do Not Own the Business Allowed to Apply For Improvements to Their Building? (Is this simply asking, “Can property owners apply?”) If a property owner would like to upgrade a building that he/she owns but is occupied by an unrelated business, they are allowed to do so as long as they work cooperatively with the tenant.

Are Vacant Buildings Eligible for This Grant? If a building was clearly constructed for commercial purposes, it is eligible for funding to make it more attractive for potential businesses. Making improvement for the purpose of sale without a specific, community-enhancing end use in mind are acceptable, but will score the least amount of points.

Who Do I contact If I Have Questions? Any questions about the project should be referred to Matt Strauss at MCURC. He can be reached at 271-2495 or matt@mcirc.org