



# LA JUNTA URBAN RENEWAL AUTHORITY

601 Colorado Avenue – PO Box 489  
La Junta, Colorado 81050  
719-384-3636 Fax 719-384-3636

## **Urban Renewal Grant & Loan Funds Available for Storefront Improvements MULTI-YEAR PROJECT - 50% Grant/50% Loan at 0% - \$15,000 maximum (3 years maximum)**

La Junta Urban Renewal Authority has funds available for businesses in the city limits of La Junta to renovate the fronts of their business building (and side(s) in the case of a corner building). Improvements may include painting, repair, replacement or addition of wall surfaces, canopies, awnings, signs, windows and doors, roofs and foundations. The business owner may use any awning, painting or construction contractor they desire.

### **The requirements are:**

- 1. APPLICATION MUST BE APPROVED PRIOR TO BEGINNING ANY WORK TO BE COVERED UNDER THIS PROJECT.**
- 2. CONTRACTOR(S) ITEMIZED ESTIMATES MUST BE SUBMITTED WITH APPLICATION**
- 3. Application must include a colored drawing of the proposed project.**
- 4. Application must be reviewed by the City Engineering Department to make sure improvements meet with all City codes. Copies of permits must be attached as part of the application and signed off by the Engineering Department.**
- 5. If the business owner is not the owner of the property, the owner of the property must give their approval for the improvements.**
- 6. Applicant must provide before and after pictures of the business storefront that is the subject of the improvements.**

Grant funds are available to businesses within the Tax Increment District(s). The maximum amount for grant funds is \$7,500.00 if multi-year/multi-phase project. A cash match or a zero-percent interest loan up to \$7,500.00 may be provided for the project and the merchant may take as long as ten years (120 months) to repay. Minimum monthly payment will be determined by the amount of the loan. Business owners may receive up to \$15,000.00 from Urban Renewal to make permanent structural improvements to the storefront of their building by applying for a grant and loan combination. Businesses that have paid off their original loan may reapply for a second loan to upgrade their business front but are eligible for the loan only. An exception will be made for a new applicant (because of change of ownership of the property) in a building that previously had an award.

Incentive of additional 10% allowable in grant portion of the project, if materials are purchased in La Junta and contractor is from La Junta. Incentive of additional 5% allowable in grant portion of project, if materials are purchased and contractor is from Otero County.

Business/building owner can receive the maximum at one time, or over time for additional improvements to storefront. Total amount receivable is \$15,000.00 for a multi-year/multi-phase project (plus incentive for supporting local businesses) over ten years from the approval date of the first request. Exception to ten year rule is allowable for work associated with an "Act of Nature", only if work is not covered under their current insurance policy (i.e. disallowance for floods). If a business owner moves to a new building, they would be eligible to apply for storefront funds only if they remove their signs from the previous location.

La Junta businesses outside of the Tax Increment District (but within the city limits) do not qualify for grant funds but may apply for a 0% loan up to \$7,500 with up to ten years to repay – minimum monthly payment will be determined by the amount of the loan.

Applicant must present the application in person to the Urban Renewal Board. The Board reserves the right to request further information from the applicant before making a decision or to deny the application.

For more information or to pick up an application for a storefront improvement project, stop by the City Engineering Office or Urban Renewal Office in the City Municipal Building or call 384-3636.

**ELIGIBLE IMPROVEMENTS INCLUDE:**

1. Restoration of details in historically contributing or significant buildings, and removal of elements which cover architectural details.
2. Window and door replacement with framing visible from the street which is appropriately scaled to the building.
3. Signage that is attractively integrated into the architecture of the building, including the window area, awnings or canopies, and entryway.
4. Awnings or canopies that can be both functional and visually appealing.
5. Cleaning, paint removal, and repainting.
6. Street grade entrance which contribute to the active edge along streets.
7. Removal of barriers to public accessibility.
8. Roof and foundation assistance will be considered by the Board on a case-by-case basis.

**DESIGN GUIDELINES**

1. Every reasonable effort shall be made to provide a compatible use for the property that requires minimal alteration of the building, structure, or site and its environment.
2. The distinguishing original qualities or character of the building, structure or site and its environment shall be preserved to the extent possible. The removal or alteration of historic material or distinctive architectural features should be avoided when possible.
3. Distinctive stylistic features or examples of skilled craftsmanship that characterized a building structure or site shall be treated in sensitivity.

Any questions should be directed to the La Junta Urban Renewal Authority.

APPLICATION MUST BE APPROVED BY THE  
URBAN RENEWAL STOREFRONT COMMITTEE  
PRIOR TO BEGINNING ANY WORK TO BE COVERED  
UNDER THIS PROJECT

APPLICANT OR CONTRACTOR MUST CONSULT THE  
CITY ENGINEERING OFFICE TO SEE IF  
IMPROVEMENTS MEET CITY CODE AND  
IF ANY BUILDING PERMITS ARE REQUIRED

APPLICANT MUST SUBMIT WITH THIS APPLICATION:

1. CONTRACTOR(S) **ITEMIZED ESTIMATES**
2. A **PICTURE** OF THE BUILDING AS IT CURRENTLY EXISTS –  
BEFORE ANY IMPROVEMENTS ARE MADE
3. A **COLORED** PLAN, DRAWING OR PICTURE  
OF THE PROPOSED IMPROVEMENTS
4. COPIES OF ANY **BUILDING PERMITS** FROM  
THE CITY ENGINEERING OFFICE

AFTER THE PROJECT IS COMPLETED A FINAL BILL  
FROM THE CONTRACTOR(S) WILL BE SUBMITTED  
TO URBAN RENEWAL  
**WITH A PICTURE OF THE FINISHED PROJECT**

PAYMENT BY CHECK WILL BE MADE TO THE OWNER  
AND THE CONTRACTOR

**Application must be completed and approved PRIOR to beginning any work  
Please read instructions on back of this application**

**LA JUNTA URBAN RENEWAL AUTHORITY - STOREFRONT IMPROVEMENT PROGRAM  
MULTI-YEAR PROJECT - 50% GRANT/50% LOAN - \$15,000 MAXIMUM - 3 Years Maximum**

Business Address

Business Name

Business Owner(s)

Business Owner(s) Home Address(es)

Business Owner(s) Soc Sec No(s)

Phone(s)

Applicant's Email Address

Property Owner (if different)

Brief description of project (see instructions on back)

Total Project Cost \$ \_\_\_\_\_

Amount Applied For: Grant \$ \_\_\_\_\_ Loan \$ \_\_\_\_\_ Owner \$ \_\_\_\_\_

Date Work to Begin \_\_\_\_\_ Estimated Completion Date \_\_\_\_\_

Business Owner(s) Signatures \_\_\_\_\_

Date \_\_\_\_\_

I approve the request for assistance for improvements to be made to my property and ensure that the improvements will be maintained should the business default. I will not be held responsible for payment of the note should the business default

||

||

Property Owner(s) Signature(s) (if different from business owner) \_\_\_\_\_

Date \_\_\_\_\_

Application must be received by the Engineering Department to make sure improvements will meet with all City codes.  
**Copies of permits must be attached** as part of the application and signed off by the Engineering Department.

\_\_\_\_\_  
Initials - Engineering Dept

Previous Storefront Improvements

Date \_\_\_\_\_

Grant \$ \_\_\_\_\_

Loan \$ \_\_\_\_\_

Owner \$ \_\_\_\_\_

Date \_\_\_\_\_

Grant \$ \_\_\_\_\_

Loan \$ \_\_\_\_\_

Owner \$ \_\_\_\_\_

Date \_\_\_\_\_

Grant \$ \_\_\_\_\_

Loan \$ \_\_\_\_\_

Owner \$ \_\_\_\_\_

The Urban Renewal Board reserves the right to request further information from the applicant before making a decision.

Approved:

Grant \$ \_\_\_\_\_ Loan \$ \_\_\_\_\_

Monthly Payment Amount \$ \_\_\_\_\_

Term of Loan \_\_\_\_\_

Denied: \_\_\_\_\_

Reason denied:

Board Signature \_\_\_\_\_

Date \_\_\_\_\_

**INSTRUCTIONS:**

ATTACHMENTS  
TO THIS  
APPLICATION

1. PROVIDE BEFORE PICTURES
2.
  - a. Picture, colored drawing, or example showing complete design of the Building after completion of the improvements.
  - b. Color and type of material for canopy or awning
  - c. Drawing showing sign design, color of paint and/or type of wall surface
  - d. Drawing or picture of windows and/or doors, if applicable
3. **Contractor(s) itemized estimate**
4. Copies of permits, if required

**Storefront Improvements Program applies to non-residential properties only.**

Improvements are limited to exterior finishes of building front and side(s) if seen from the street. Improvements may include painting, stucco, repair, replacement or addition of wall surfaces, canopies, awnings, signs, windows and doors, roofs and foundations.

**The storefront improvement project will be a 50/50 match for the total amount of the improvement project – 50% grant and 50% loan or cash match.** A matching loan will be established in conjunction with the grant funds mentioned above, if requested. Terms are “zero percent” (0%) interest rate with a payback period not to exceed 120 months with a minimum monthly payment to be determined by the amount of the loan. Grant and/or loan funds are available up to a maximum of \$7,500.00 each for a total of \$15,000.00 available from Urban Renewal.

Estimates must be secured from qualified contractors for labor. Attach copies of all estimates.

Application must also meet the following criteria:

1. Improvements must be consistent with surrounding properties and themes to complement the neighborhood.
2. Improvements grants must be done with the approval of the owner of the property who agrees to maintain the property should the business default on the loan.

**Upon completion of the project, submit** a final invoice(s) from the contractor(s). Payment will be in the form of a two-party check made payable to the business owner and the contractor. Payment will be made within two weeks after the storefront improvements have been completed, final contractor bills submitted, inspected and approved for payment.

**PROVIDE PICTURES AFTER IMPROVEMENTS COMPLETED**

The Urban Renewal Board will review all applications on a project-by-project basis. Applications and decisions will be subject to recommendation to the Board and approval of those recommendations by all parties. Such recommendations may include alternatives to both the scope of the project and potential financing strategies.

Any questions regarding this program may be directed to Rick Klein, Executive Director of Urban Renewal at 384-3636.

**RETURN THIS APPLICATION TO THE ENGINEERING OFFICE IN THE CITY MUNICIPAL BUILDING**