



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 50% Grant/50% Loan at 0% - \$10,000.00 MAXIMUM

La Junta Urban Renewal Authority has funds available for businesses in the city limits of La Junta to renovate the front 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. 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. The maximum amount for grant funds is \$5,000.00. A cash match or a zero-percent loan up to \$5,000.00 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 \$10,000.00 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 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 \$10,000.00 (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 \$5,000.00 with up to ten years to repay. Minimum monthly payment will be determined by the amount of the loan.

Applications will be reviewed by a Storefront Improvements Committee. The Committee reserves the right to request further information from the application 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 Department 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

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 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
ENGINEERING OFFICE**

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

**PAYMENT BY CHECK WILL BE MADE TO THE OWNER
AND THE CONTRACATOR**

**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
50% GRANT/50% LOAN - \$10,000 MAXIMUM**

Business Address

Business Name

Business Owner(s) (Applicant)

Business Owner(s) Home Address

Business Owner(s) Soc Sec No

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 \$ _____
(50% - \$5,000 maximum) (50% - \$5,000 maximum)

Date work to begin _____ Estimated completion date _____

Business Owner(s) Signature(s)

Date

I approve this 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 the payment of the note should the business default.

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

Date

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

Initials - Engineering Dept

Previous Storefront	Date _____	Grant \$ _____	Loan \$ _____	Owner \$ _____
Improvements:	Date _____	Grant \$ _____	Loan \$ _____	Owner \$ _____
	Date _____	Grant \$ _____	Loan \$ _____	Owner \$ _____

STOREFRONT IMPROVEMENTS COMMITTEE

The Committee reserves the right to request further information from the applicant before making a decision.

Approved: Grant \$ _____ Loan \$ _____
Denied _____ Monthly Payment Amount \$ _____ Term of Loan _____

Reason denied:

Signature of Committee Member

Date

INSTRUCTIONS

ATTACHMENTS TO THIS APPLICATION

- 1. PROVIDE BEFORE AND AFTER PICTURES**
2. A picture, colored drawing, or example showing complete design of what the building will look like after completion of the improvements;
Color and type of material for canopy or awning;
Drawing showing sign, design, color of paint and type of wall surface
Drawing or pictures of windows and/or doors, if applicable
3. Contractor(s) **itemized** estimates and final bills when completed
4. Copy of permit(s) 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.

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 \$5,000.00 each for a total of \$10,000.00 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 from the contractor. 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 Storefront Improvements Committee will review all applications on a project-by-project basis. Applications and decisions will be subject to recommendation of the committee 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.