



Luling Main Street

PO BOX 710

Luling, Texas 78648

Phone: 512-738-0228

mainstreet@cityofluling.net

www.LulingMainstreet.com

INCENTIVE GRANT PROGRAM

Application Instructions

(Please keep first two pages for your records)

The Luling Main Street Program seeks to improve the image of downtown Luling and its Main Street District by stimulating Historic Preservation through the assistance of funds, and to help encourage restoration of historic storefront facades located within the designated Main Street District.

Reimbursement Grant Details:

The Luling Main Street Incentive Grant Program is set up to reimburse property owners, and in some cases tenants, after work is completed. Depending on the type of project, grant funds are matched 50/50 or 70/30 against private reinvestment. **Maximum payouts are as follows: 1. Matching grants up to \$2000 for paint-only type projects. 2. Matching grants up to \$5000 for façade rehabilitations and other restoration work. 3. And ONE matching grant up to \$10,000 per year for larger restorations which includes façade work and other aspects that help get the building up to code.** Funds will be focused on exterior façade work on storefronts and commercial buildings that immediately overlook public streets in the Luling Main Street District and are distributed on a per building/business basis, but will consider all work on a case by case basis. No grants will be awarded for work already started, and for work to be covered by insurance. Use of local contractors is encouraged and a minimum of two (2) written proposals are required for substantiation of the costs of the improvements. Self-contracted work can be reimbursed for eligible expenses, excluding labor. If awarded a reimbursement grant, any deviation from the approved proposal may result in the total withdrawal of funds if changes are not approved by the Luling Main Street Advisory Board. Grants are available on a first come, first serve basis until funds are depleted.

Types of projects that qualify for reimbursement grants: *(Note: Program is designed to help a range of different needs, and applicants are eligible for only one reimbursement per 12 month period. Applications can only include ONE project type as defined below, except for 'Large Restoration Projects', which are awarded once-a-year, and which may allow a more comprehensive scope of work.)*

Large Restoration Projects: (Awarded once-a-year, as funds allow)

One Large Restoration Project per calendar year. - *May qualify for 50% match, up to \$10,000*

Each calendar year, Luling Main Street will consider applications for one major restoration project. This is to help with costs for larger restoration projects which seek to restore a historic façade back to its original state and which may also include up to 50% of the reimbursement amount being allocated for other restoration aspects that enhance project feasibility. The "Comprehensive Façade Projects" stipulation below defines acceptable work with regard to facades, however, this particular grant may also include other aspects such as: roof replacement/repair, electrical work, plumbing work, floor restoration, or other aspects deemed appropriate by the Main Street Advisory Board which may help get the building up to code while enhancing the historical significance of the property as a whole.

Comprehensive Façade Projects:

Façade Rehabilitation, Renovation or Restoration – *May qualify for 50% match, up to \$5000.*

Removing slipcovers, false fronts or non-historic/added facades, repainting of replaced mortar joints and brick (if already previously painted), replacing/restoring cornices, removing paint from previously painted brick and restoring it to its natural condition (preserving ghost signs ect.), replacing windows or doors that achieve a more historic look, restoring transom windows, replacing/restoring awnings or canopies to their historic state, & adding, replacing or repairing approved signage. (* Must present copy of current City Sign Permit for signage grants). Also includes repainting of restored facades only if it is part of the overall restoration.



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Paint Only Projects:

Façade Painting and Minor Façade Repair - *May qualify for 70% match, up to \$2000 (on case by case basis)*

Paint only projects are also encouraged when total façade restoration is not an option. This may also include feasible small repairs needed to do an adequate repaint of the façade. Any major repairs would fall under the category above and is at the discretion of the Advisory Committee. **Note – Paint-Only grants will be issued to those facades that have already been painted. It is not wise to paint brick facades because this only increases deterioration over time.*

Reimbursement Grant Eligibility and Guidelines:

1. **To be eligible** - The building must be within the Luling Main Street District based on the map as provided by the Texas Historical Commission. You must fill out the grant application and grant agreement in its entirety. All applications must be signed and include the following attachments:
 - a. Drawings and plans of all proposed work.
 - b. Original copies of (2) contractor bids or proposals.
 - c. Color samples of all final paint selections.
 - d. Photographs of building façade BEFORE work begins.
2. **Projects NOT eligible include** - Interior or exterior structural work including the roof, that is not related to the façade, also including electrical, plumbing or A/C, or any other work that does not qualify according to the Advisory Committee.
*** Exception: The one "Large Restoration Project" which is awarded once-a-year for more comprehensive projects.*
3. **The approval process will include the following without limitation:**
 - (a) The applicant must meet with the Main Street Manager or an Advisory Board Member before start of project.
 - (b) All projects must meet current building codes, as well as building permitting requirements.
 - (c) The Main Street Advisory Board will review the application and make recommendations as necessary regarding historical appropriateness of the work proposed. Applicants are encouraged to take advantage of the free architectural services offered through the Texas Main Street Program. **Ask the Luling Main Street Manager for details.*
 - (d) Applicants who are not awarded funding may not re-apply with the exact same project for 12-months.
 - (e) All projects must be completed within 120 days of approval and extensions may be available upon request. An extension denial cannot be appealed and shall be final with the Main Street Advisory Board.
 - (f) As a condition of the grant application and in consideration of the opportunity to apply for a grant, the Applicant consents and shall allow the Main Street Manager or the Main Street Advisory Board members to inspect the completed project before final funding.
 - (g) The Main Street Advisory Board shall have sole discretion in awarding the grants and can deduct from total grant payouts for work that does not include plans to restore building back to its historical look, that is not deemed historically or architecturally appropriate for the area, or if work does not enhance the historical significance of the building.
 - (h) No Applicant has a proprietary right to receive grant funds. The Main Street Advisory Board shall consider all applications with discretion.
4. **Return the fully completed application to:** Luling Main Street office at 421 E. Davis St., Luling, TX 78648.

Reimbursement: *When the entire project has been satisfactorily completed and reviewed/verified by the Luling Main Street Advisory Board, the applicant shall present the Luling Main Street office with copies of all paid invoices for a single payment reimbursement of the approved funding.*



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APPLICATION

(Please return this application to the Luling Main Street Manager)

Applicant Name _____ Date _____

Business Name _____

Business Address _____

Mailing Address (if different) _____

Building Owner (if different from applicant) _____

Contact Phone _____ Email address _____

Type of Work: (Circle all that apply)

Paint Only Signage Awning/Canopy Masonry Repair Removing False Front Removing Slipcover

Masonry Cleaning/Paint Removal Uncovering/Replacing Windows Other _____

Details of planned improvements relating to Grant request (attach additional drawings or information as necessary)

Project Expenditures	Estimated Costs	Grant Requested
Façade Rehabilitation		
Painting		
Awning		
Signage		

Total Estimated Cost of Proposed Project \$ _____

Total Grant Request \$ _____ (May not exceed 50% of TOTAL COST & subject to appropriate maximum payouts discussed on pages 1&2)



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APPLICATION AGREEMENT FORM

I have met with the Luling Main Street Manager and I fully understand the guidelines and procedures established by the Main Street Advisory Board, and intend to use this grant for the aforementioned exterior renovation project to advance the efforts of revitalization, and historic preservation of the Luling Main Street District.

I have read the Incentive Grant instructions and I understand that if I am granted an Incentive Grant by the Main Street Advisory Board, any deviation from this agreement may result in partial or total withdrawal of the Incentive Grant.

I have not received, nor will I receive any insurance payouts for this revitalization project.

I agree to supply receipts showing expenditures twice the amount I am requesting, to fulfill the 50/50 match for the grant.

Applicant _____ **Date:** _____

Building Owner _____ **Date:** _____

(if different from applicant)

Main Street Manager _____ **Date:** _____

Main Street Advisory Board _____ **Date:** _____