

City of Black River Falls
HISTORIC PRESERVATION COMMISSION – AGENDA

Wednesday – September 11, 2024 – 6:00 PM
City Hall – 101 S. Second Street, Black River Falls, WI

Join Zoom Meeting:

<https://us02web.zoom.us/j/88167776780?pwd=kvwbYUw2b0qykA5GDrwFi3dN8vNFfk.1>

Or Dial: 1-312-626-6799

Meeting ID: 881 6777 6780

Password: cityhall

1. Call to Order
2. Roll Call
3. Façade Improvement Grant Application for 44 Main Street – Action
4. Adjourn

Posted: August 22, 2024



City of
Black River Falls

TIF VI FAÇADE IMPROVEMENT GRANT PROGRAM

FOR OFFICE USE ONLY:

Date Received: <u>8/21/2024</u>	Amount Requested: <u>Maximum (\$5,040.00)</u>
Date Reviewed:	Tax ID Number: <u>206-1353-0000</u>

PROPERTY OWNER INFORMATION

☒ Check if Applicant

Name: Vincent Meyer Year Purchased: 2023
Address: 120 E 6th Street Black River Falls WI 54615 United States
Telephone: 13059423224 Email Address: vinnymeyer169@yahoo.com

BUSINESS INFORMATION

☒ Check if Applicant

Business Name: Adelaide's Delicatessen
Primary Contact: vincent meyer
Address: 44 main st
Telephone: 305-942-3224
Type of Business: bar/deli

Check the appropriate type of ownership:

☒ The business owns the property

☐ The business leases the property

PROPOSED IMPROVEMENTS

Describe the Storefront Façade Improvements:

grind out mortar on brick work that has failed
tuck point areas needed
prime all areas for new paint
paint new with custom color

Describe any other improvements, if applicable:

Estimated Cost of Improvements: \$12,600

Amount of funding from other grants: \$ n/a

Estimated Applicant cost: \$

Have you engaged the services of a Contractor, Designer or Architect:

☒

Yes

☐

No

Would you be able to complete the improvements this year:

☒

Yes

☐

No

APPLICATION PROCESS

1. The following documents must accompany a completed application:

- a. Proof of property ownership or lease.
- b. Written consent from the property owner giving permission to conduct the façade improvements.
- c. Color photographs of existing storefront façade conditions.
- d. Two or more competitive proposals from contractors.
- e. Other supporting documentation deemed necessary by the Historic Preservation Committee or the Applicant.

2. Process after application submission

- a. A meeting will take place to go over the submitted improvement proposal to discuss grant expectations and to address grant concerns.
- b. The grant recipient or its contractor must commence the improvements sixty (60) days after an approved Grant Agreement.
- c. After façade improvements are complete, the grant funds will be disbursed for reimbursement to the applicant after all of the following pieces of information have been submitted:
Proof of Final Inspection by the Building Inspector (if applicable), A copy of the Final Invoice Received from Contractor, Photos of improvements, Proof of Payment to Contractor (i.e. receipt, invoice, etc.)

APPLICANT ACKNOWLEDGEMENTS

1. The Applicant shall hold the City of Black River Falls, its officers, consultants, attorneys and agents harmless from any and all claims arising from or in connection with the Grant Program or its Application, including but not limited to, any legal or actual violations of any State or Federal laws.
2. The Applicant recognizes and agrees that the City of Black River Falls and the Historic Preservation Committee retain absolute authority and discretion to decide whether or not to accept or deny any particular Grant Applicant, and that all expenditures, obligations, costs, fees, or liabilities incurred by the Applicant in connection with the Grant Application are incurred by the Applicant at its sole risk and expense.
3. The Applicant acknowledges that they have read the TIF VI Façade Improvement Grant Program and understand that if the proposal is approved, they will make the above referenced improvements to the property within the specific time allowed.

The undersigned, a duly authorized representative of the Applicant, hereby certifies that the foregoing information is true, correct and complete as of the date hereof and agrees that the Applicant shall be bound by the terms and provisions herein.

vincent meyer

APPLICANT'S SIGNATURE

8/21/2024

DATE

vincent meyer

PROPERTY OWNER'S SIGNATURE

8/21/2024

DATE



Specializing in custom design and interior finish projects

Jeff Martin, Owner

Phone: 608-790-3555

JeffMartinCustomConstruction@gmail.com

June 19, 2023

To: Addies Bar
44 Main Street
Black River Falls, WI 54615

Remit To: Jeff Martin Custom Construction, LLC
N4011 Old M Road
West Salem, WI 54669

INVOICE:

6/18/24

- Grind out mortar on brickwork that has failed
- Tuck point areas needed
- Prime all areas for new paint
- Paint new with custom color

Total Including Tax = \$12,600.00

Thank-you!

TERMS: Net 20 days. Accounts over 30 days will be charge a finance charge of 1½% per month from due date of this invoice.

Brad Chown

From: Vincent Meyer <addiesdeli@yahoo.com>
Sent: Wednesday, August 21, 2024 10:38 AM
To: Brad Chown
Subject: Re: fascade grant

The color is the same cranberry that is accented on the little Vinny's building. Also, only the areas that are already painted will be repainted. As far as amount, obviously as much as I can get lol

Magically sent from my iPhone 🐼

On Aug 21, 2024, at 8:28 AM, Brad Chown <brad.chown@blackriverfallswi.gov> wrote:

Thanks Vinny!

I apologize, I need to update the application, but how much are you requesting for this project?

Also - can you send me a color sample of the color the building will be painted please. I believe the Historic Preservation Commissioners will want to see that 😊

Thanks again !!

A. Brad Chown

A. Brad Chown | City Administrator
City of Black River Falls
101 South Second Street, Black River Falls, WI 54615
Phone: 715-284-5514 | Cell: 715-299-3671
E-Mail: city.admin@blackriverfallswi.gov
Website: www.blackriverfallswi.gov
Facebook: www.facebook/blackriverfallswi/
Population: 3,622
<image001.jpg>

From: Vincent Meyer <addiesdeli@yahoo.com>
Sent: Tuesday, August 20, 2024 11:59 PM
To: Brad Chown <brad.chown@blackriverfallswi.gov>
Subject: fascade grant

City of Black River Falls



Façade Improvement Grant Program

Tax Increment Finance (TIF) District VI – Downtown

Approved by Common Council 6/4/2024

Façade Improvement Grant Program – TIF District VI (6)

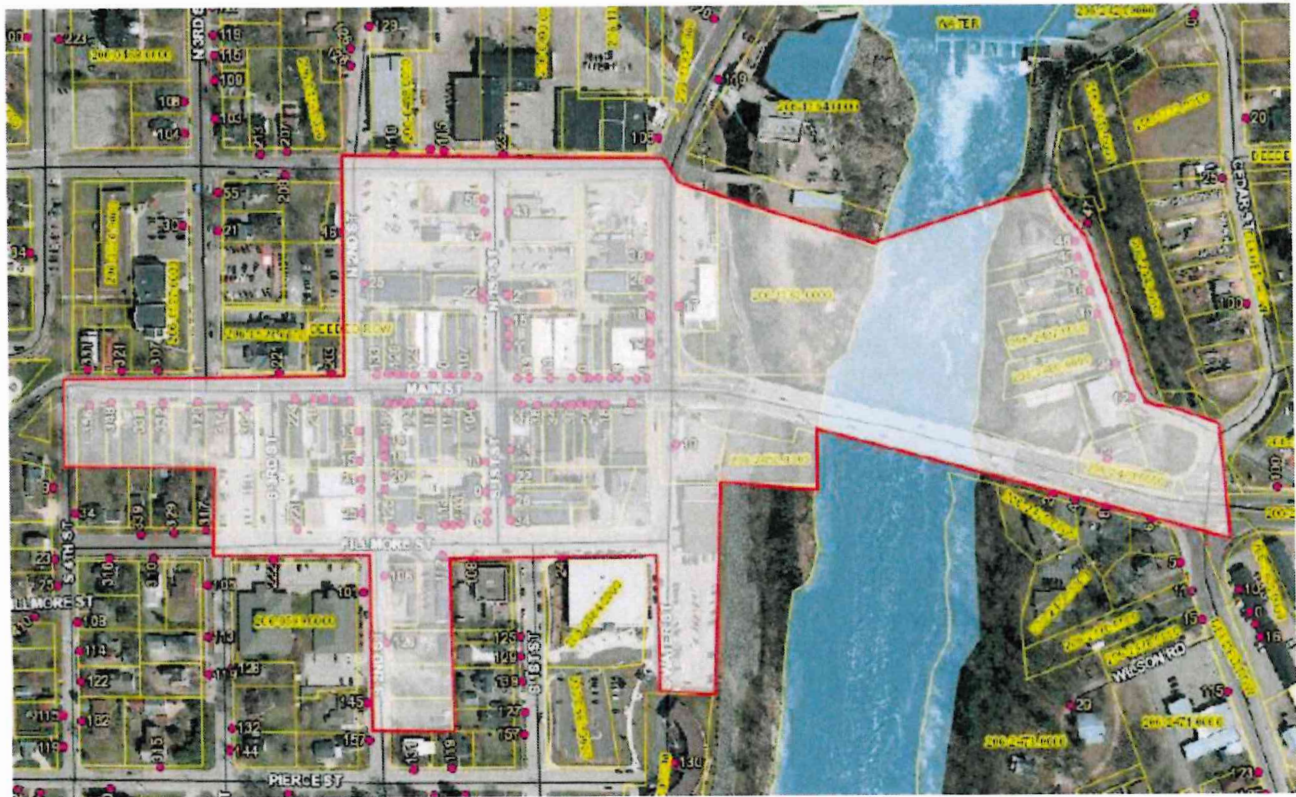
The City of Black River Falls Historic Preservation Commission (HPC) is responsible for administering a “TIF VI Downtown Façade Improvement Grant Program,” intended to stimulate improvements to the exterior of downtown commercial or mixed-use buildings.

Purpose

The purpose of this program is to provide financial assistance to commercial property owners within Tax Increment Financing District VI in order to upgrade and improve the facades and appearance of commercial/retail buildings. The goal of this program is to strengthen the vitality of Main Street by improving the pedestrian experience, increasing building transparency, preserving historically significant architecture, and beautifying buildings through façade revitalization efforts which will have a lasting impact on downtown Black River Falls. The Façade Improvement Grant Program is funded to stimulate building improvements while being mindful of the historical significance and uniqueness of the downtown structures.

Eligible Properties

Owners of existing commercial/retail buildings within the downtown Tax Increment Finance District VI, see map below.



Ineligible Properties

- Any property owned by a unit of government (federal, state, county, local, tribal, etc.);
- Property owned by religious groups or by a non-profit organization on which real estate taxes are not being paid;
- Properties that have any delinquent payments due to the City, such as bills, charges, or taxes.
- Properties exclusively used as residences.

Eligible Activities

- Restoration and rehabilitation of the building's exterior wall(s) that are viewable from a public street (alleys are not included). Examples include (list is not all inclusive):
- Storefronts
- Signage *
- Doors and windows *
- Wall treatments (painting, acid washes, etc.)
- Details (light fixtures, awnings, etc.) *
- Building additions that meet local building codes and zoning requirements and the principles and guidelines of the Program.

* Costs associated with these improvements may only be considered for matching grant funds if they are part of an overall building improvement project or restoration project. For example, replacing awnings, signage, or windows that are not historically relevant does not meet the intent of the program and will not qualify for matching grant funds. The HPC reserves the right to approve these improvements for projects that restore the historical integrity of the building.

Ineligible Activities

- Interior improvements, fixtures and furnishings, or roof repair, not visible from the street.
- Removal of architecturally significant features.
- Purchase of property.
- Inventory or operating capital.
- Any activity completed prior to receiving final approval of grant funds.

Historic Buildings

All structural and decorative elements should be repaired or replaced to match or be compatible with the original materials and design of the building to the greatest extent possible. Buildings that are an integral element of a historic streetscape should reflect and complement the character of the surrounding area to the greatest extent possible.

“Buy Local”

Whenever possible, applicants are strongly encouraged to use local contractors to complete all tasks associated with their renovation. This will not only help garner support to continue this program, but more importantly help boost our local economy.

Award Reimbursement

Reimbursement shall be limited to no more than 40% of the total cost of eligible improvements not covered by other grants or donations. No single City reimbursement shall exceed ten thousand dollars (\$10,000) unless it is approved by the Common Council.

All necessary government approvals, building permits, and taxes are not eligible for reimbursement. Projects approved for grant assistance will be required to submit a written request to release the funds upon completion of the entire project. Copies of all invoices and receipts related to the façade improvements must accompany the request for release of funding. Invoices and receipts shall clearly explain the related work (i.e. cost for square feet of brick cleaning, etc.).

The Historic Preservation Commission (HPC) reserves the right to refuse reimbursement in whole or part for work that:

- Does not conform to the program design guidelines.
- Does not conform to the proposal submitted with your application and authorized by the HP/DRC.
- Is not completed within 1 year from the date the project was approved for funding.

How to Apply

To be considered for matching grant assistance, the property owner will complete the attached “TIF VI Façade Improvement Grant Program” application and deliver it to the City Administrator at 101 South Second Street, Black River Falls, WI 54615. **Only applications that contain all required information will be considered for funding.**

All complete applications for façade improvement matching grant assistance will be reviewed by the HPC to determine the project’s compliance with the specific standards contained within this Program Description.

The HPC will review a complete application within approximately 30 days of receipt. The HPC will review the applications to ensure eligibility and compliance with the TIF VI Façade Improvement Grant Program requirements. Applicants will be invited to attend the public HPC meeting where review will occur. Following their review, the City Administrator will notify the applicant(s) of the HPC’s decision to approve or deny the request.

If the request for financial assistance is approved, the applicant will receive a written notice of the HPC's decision detailing the amount of funding approved, any terms and/or conditions of the approval, as well as how the funds will be released. City staff will draft a façade improvement grant agreement, outlining the grant details that shall be executed between both parties before the project can begin.

Ranking Order of Applicants

Generally, projects having the greatest aesthetic impact will be given first priority. Priority will also be given to the following:

- Projects that will encourage other restoration or redevelopment within the downtown TIF District area.
- Buildings where an immediate renovation will stop serious deterioration of the building's façade.
- Projects that improve the architectural integrity of the building and restore the historic architecture.
- Buildings where historic or architecturally significant features contributing to the building's character are in danger of being lost due to disrepair.
- Vacant properties where façade improvements would help to improve the overall appearance.
- Projects that demonstrate collaboration and will help attract people.
- Projects that will result in significant new investment and creation of jobs.
- Projects that incorporate mixed uses or multiple tenants.

Application Deadline

The application period is open until funds are extinguished. Thereafter, review and ranking of applications will occur by the City's Historic Preservation Commission. See the program description for a list of ranking criteria. Applicants are encouraged to contact the City Administrator to ensure eligibility and funding availability before they apply. Only complete applications that contain all required information will be considered.

Contact

A. Brad Chown
City Administrator
City of Black River Falls
101 S. Second Street
Black River Falls, WI 54615
Ph: (715) 284-2315
Fax: (715) 284-1777
Email: city.admin@blackriverfallswi.gov
Website: www.blackriverfalls.gov