



# BUSINESS IMPROVEMENT & PRESERVATION GRANTS

Façade & Exterior

Residential & Commercial Conversion

Public Infrastructure & Streetscape

**ACCEPTING APPLICATIONS**



# Downtown Business Improvement & Preservation Grant Program Guidelines

The Downtown Tax Increment Reinvestment Zone (TIRZ) Program helps facilitate catalytic redevelopment projects in the downtown area using tax increment investments. Applications are evaluated by the Downtown TIRZ Board using an evaluation scoring system. Funding of eligible improvements will be based on a project's score and available funds. Funding is available to property and business owners through this program for eligible building façade/exterior improvements, preservation, streetscape or right-of-way improvements, and/or health and safety updates.

## Strategies

- Incentivize infill development and occupancy for vacant space and lots
- Help increase number of Downtown residents
- Help increase open space in Downtown
- Help fund enhancement projects (lighting, landscaping, public art) and maintenance on public infrastructure and in public right-of-way
- Help fund projects to fill in pedestrian amenity "gaps" in Downtown, which may include lighting, street furniture, landscaping, trees, and shading devices
- Help fund projects to repair broken, incomplete sidewalk network and build new sidewalks where absent

## Downtown Business Improvement & Preservation Grant Program

The City of New Braunfels and Tax Increment Reinvestment Zone #3 (Downtown TIRZ) offers business and property owners several programs to support the maintenance and improvement of the historic buildings in Downtown New Braunfels. The existing programs are based on current funds available.

Prior to beginning these programs, applicants must meet with Economic and Community Development (ECD) Staff and submit completed applications for full review. Applicants may also be required to meet with the Downtown TIRZ Board of Directors to receive final approval for grant requests. Grant applicants are required to demonstrate how their improvement is compatible with the Downtown Implementation Plan, Downtown Action Plan or Downtown TIRZ Project Plan.

All grants are a reimbursement with funds dispersed after the project is completed and inspected by City staff. Applicants must receive TIRZ Board approval BEFORE construction commences for the project for which the application is made. All requested grant projects must receive an award letter before the project is started; if not, the award monies are forfeited and the project is ineligible for reimbursement.

## Eligible Types of Improvements for Funding

### Façade/Exterior Improvements & Preservation Grant

This grant reimburses applicants for projects to renovate a building's façade. The maximum grant is up to 25% of the total façade costs of the project. Funds may be used for façade restoration/renovation projects that would require a significant change to the façade of the building, exterior improvements, or historical preservation.

### Residential Grant

This grant is designed for the creation of new or renovations/improvements driven by code requirements to residential housing to enhance the value of the building or property. The maximum grant is up to 25% of total costs.

## Commercial Conversion Grant

This grant reimburses property owners or businesses for converting and upgrading previously non-commercial properties in the Downtown TIRZ to encourage additional commercial development. The program will provide a grant up to 25% of eligible project costs for qualifying improvements to qualified applicants.

## Public Infrastructure and Streetscape Grant

This grant is designed for improvements within the City's right-of-way driven by code requirements or intended as an aesthetic enhancement. The maximum grant is up to 25% of total costs. Examples of projects include pedestrian and related safety lighting, utility enhancements or replacements, landscaping and tree plantings, and other types of improvements that make a positive visual impact.

## TIRZ 3 Boundary

Projects eligible for grants must be within the TIRZ 3 boundary.



The TIRZ 3 Board may periodically make changes to this policy as needed.

# Downtown Business Improvement & Preservation Grant Program Process

