



# COMMERCIAL RESTORATION REHAB GRANT

  
**IOWA**  
**Independence**  
*Celebrate our spirit!*



## **INDEPENDENCE COMMERCIAL RESTORATION-REHABILITATION-NEW CONSTRUCTION PROGRAM**

This program is designed to assist our commercial properties in restoration-rehabilitation and new construction with supplemental monetary assistance. The intent is to provide financial assistance to enhance our community. Preference will be given to projects that restore, maintain, or blend with the historic architecture.

The following criteria may change without notice.

1. Preference will be given to restoration or rehabilitation projects that reflect nostalgic or traditional building designs from previous time periods when building was originally constructed.
2. Assistance is available only for the exterior of a building, in whole or in part.
3. Applicant shall be the business and or property owner. A tenant business owner must have written concurrence from the property owner.
4. Definitive plans must be submitted to the City a minimum of 30-days prior to the commencement of any restoration, rehabilitation, or new construction work. Consideration by the City Council will be given no later than two regular sessions prior the estimated work.
5. Color scheme and list of materials must be submitted for approval with restoration-rehabilitation and new construction plans. Color scheme must be compatible with surrounding environment/businesses and community. Justification for what may possibly be considered wild, tempestuous or outlandish colors or schemes will be required and may be requested if not otherwise provided.
6. Restoration-rehabilitation-new construction may include painting, siding material, tuck pointing, brick/stone replacement, specialty siding, window/frame replacement/restoration, mural restoration (pre-approved), wood refinishing/replacement, ironware replacement, etc. Under no circumstances will vinyl or steel "house type" siding be eligible.
7. New construction may also be considered eligible for the program if:
  - a. granted funds allow for an enhanced appearance such as the use of brick, stone or masonry.
  - b. the building is constructed so that it compares with other historical building in the immediate area.



8. Applied for assistance is limited to a maximum of 33.3% of the costs or \$5,000 per side, whichever is lowest. Under no circumstances shall an applicant be eligible for more than \$20,000 overall. Construction costs will be tallied to determine percentage/\$\$ figure for assistance.
9. Work to be performed by persons/companies other than the building owners must be certified, insured and registered with the City of Independence.
10. Payments will not be made to family members as individuals unless they are contractors certified, insured and registered with the City of Independence.
11. Payment from the Independence Commercial Restoration-Rehabilitation -New Construction Program will be processed when at least 75% of eligible work has been completed.
12. An applicant funded within the previous fiscal year (1 July – 30 June) of the date of current application will not be considered. However, for extensive restoration, a project may be considered in phases. Exception to this policy will be considered should unspent budgeted monies exist following the normal application consideration process.



## **ITEMS NOT ELIGIBLE FOR FUNDING**

Signs – unless signage is of nostalgic/historic restoration. Emphasis is on historic.

Roofing materials.

Ornamental accessories that were not part of the original building.

Outdoor flooring material – carpeting.

Concrete work that is not a part of the building.

Materials that are not of quality stock (shoddy, substandard) will not be accepted for this program.

Chimneys.

Fire escapes.

Artificial brick or stone.

Replacement of window or door glass not part of a restoration-rehabilitation assistance application is not eligible.

Sidewalks.

Graphic design painting, decals, etc. shall not be eligible without explicit approval.



**INDEPENDENCE COMMERCIAL  
RESTORATION-REHABILITATION-NEW CONSTRUCTION  
PROGRAM APPLICATION**

Business or Applicants Name: \_\_\_\_\_

Business or Applicant Address: \_\_\_\_\_

Contact Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

E-mail Address: \_\_\_\_\_

Are you the legal owner of this property? Yes \_\_\_\_\_ No \_\_\_\_\_

If no, who is the legal owner/s? \_\_\_\_\_

Address: \_\_\_\_\_

Contact Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

E-mail Address: \_\_\_\_\_

Contractor Name: \_\_\_\_\_

Contractor Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Estimated Start Date: \_\_\_\_\_

Do you have public liability/premise insurance? \_\_\_\_\_ Yes \_\_\_\_\_ No  
You may be required to submit an affidavit of coverage limits.

Have you secured the necessary building permits? \_\_\_\_\_ Yes \_\_\_\_\_ No  
Note: Starting the planned work without a building permit will render this application invalid.

Plans and bid cost estimates attached: \_\_\_ Yes \_\_\_ No (If No, an explanation please)

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Signature of Property Owner (as necessary)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date