

Gonzales Main Street Revitalization Incentives Program and Application 2023-2024

The mission of the Gonzales Main Street Revitalization Incentive Program is to improve the image, inspire lifelong preservation and revitalization of our historic community, and enhance the economic sustainability of the Gonzales Main Street District.

The Gonzales Main Street Revitalization Incentive Program is governed by economic development law and the Secretary of the Interior's Standards for the Treatment of Historic Properties. Gonzales Main Street can support projects that meet these standards and are located within the Main Street boundaries. Gonzales Main Street funds will be provided on qualifying projects that stimulate Historic Preservation, Business Retention and Expansion, and the Revitalization of our Historic Community.

The Gonzales Main Street Revitalization Incentive Program is set up to reimburse property owners, and in some cases tenants, after work is completed. The Main Street Advisory Board will review applications and submit approved applications to Gonzales EDC for final approval. A contract is required before any funds can be provided to a project, regardless of the amount. The contract is referred to as a "performance agreement" under Chapter 501 of the Texas Local Government Code.

At a minimum, a performance agreement must:

- 1) Be signed by the parties;
- 2) Set forth a schedule of additional payroll, additional jobs, or metrics for the economic impact and expansion within the community;
- 3) Outline in dollars and cents the capital investment to be made by the property owner/business owner;
- 4) Contain the amount of funds or other monetary or in-kind incentives provided to the property owner/business owner;
- 5) The terms under which repayment must be made by the property owner/business owner to Gonzales Main Street should the applicant fail to meet its contractual obligations; and,
- 6) Contain statutory legal disclaimers required by all Texas political subdivisions and EDCs under the Texas Tax Code, Texas Government Code, and Texas Local Government Code (this includes language that

the business enterprise will not employ undocumented workers and will not use the funds to pay delinquent income or property taxes, etc.).

Should an eligible applicant be considered for receipt of any funding, any potential performance agreement is required to be approved by both the Gonzales Main Street board of directors and the GEDC board of directors as governing authority.

Incentives are based on available funding; applications may be considered for the following incentive focus areas:

- **BUSINESS RETENTION & ENHANCEMENT INCENTIVE**
Examples may include support for existing business growth, expansion and improvements, including bringing a property up to code and/or performing significant interior capital improvements and/or performing significant exterior capital improvements. Examples may include ADA Compliance-Structural Repairs-Window Replacement-Asbestos Removal-Fire Suppression-HVAC-Electrical-Plumbing
- **FAÇADE – EXTERIOR IMPROVEMENT INCENTIVE (with special regard for historic preservation)**
Examples may include Signage-Paint-Lighting-Awnings-Masonry/Tuckpointing-Removal of Slipcovers/False Fronts-Restoring Transom Windows-Landscaping-Parking lot Resurfacing/Striping-Driveway Improvements

To be considered for potential funding, a **COMPLETE** application must be submitted to Gonzales Main Street.

Completed applications received by the First DAY of the month will be considered at that month's board meeting; applications received AFTER the first day of the month will be considered at the board meeting of the following month. Once the application has been reviewed and approved by the Main Street Board of Directors, the application will be presented to the GEDC board for consideration at the following month's GEDC Board Meeting. This process can take 60 to 75 days.

Applications are considered on a case-by-case basis that allows the property owners/business owners to be reimbursed after the property improvements have been completed. Projects shall not receive funding greater than 90/10 reimbursement with a maximum cap of \$52,000 reimbursement per building property address (as confirmed by the Central Appraisal District); and must be supported by professional bids/estimates of work to be completed. A maximum of one award per property and cannot be combined with other

grants and/or incentives, i.e., Main Street AND Economic Development Corporation, or within 36 months of any prior GEDC related funding.

Funding is disqualified for any improvements made PRIOR to receiving approval of the performance agreement. Applicants may include building owners or business owners leasing space within a Main Street building. Business owners must have written consent of approval from the building owner. Applicants who have outstanding financial obligations to the City of Gonzales, including but not limited to liens, court fines, delinquent City utility bills, or delinquent taxes are not eligible. Applicants who have ongoing lawsuits or are in any way parties to litigation against the City of Gonzales are not eligible.

If approved, funds will be disbursed only after completion of the project in accordance with the agreed upon terms. Upon approval of the project, a representative(s) of Gonzales Main Street or the GEDC shall have the right, at reasonable times, to access and inspect work in progress. Applicants must comply with the agreed upon terms of the performance agreement.

To receive an application, submit a letter of intent to apply, which indicates your understanding of these guidelines, to:

**Gonzales Main Street
Attn: Executive Director
P.O. Box 547
Gonzales, TX 78629**

Or, email to:

MainStreet@gonzales.texas.gov

Or, hand deliver to physical address:

**Gonzales Main Street
305 St. Lawrence Street
Gonzales, TX**

Please contact the Gonzales Main Street office with any questions:

Email: MainStreet@gonzales.texas.gov

**Phone : 830-203-1705 -- Tiffany Hutchinson-Padilla
Executive Director**