



TRINIDAD URBAN RENEWAL AUTHORITY POLICY FACADE IMPROVEMENT INCENTIVE PROGRAM

Policy

Revised: March 2024

The Trinidad Urban Renewal Authority (TURA) hereby establishes a program for commercial buildings within the Corazon de Trinidad plus an additional $\frac{1}{4}$ mile in each direction thereof (a map of which is attached hereto as Exhibit "A") that provides an incentive to property owners to restore and/or improve the facade of their buildings.

Purpose

The policy is a monetary incentive to encourage building owners within the Corazon de Trinidad and extended boundary to improve facades of their building while adhering to the building's historic character. Proposals are considered on a case-by-case basis and evaluated based on the ability of the project to further the main goal of TURA which is to eliminate blight. Funding is at the discretion of the TURA Commission. The funding may only be used on eligible facades that front a public right-of-way, typically to create facade features that would be unfeasible without TURA funding. ("But for")



Program Delineation

Application (a copy of which is attached hereto as Exhibit "B") for the Facade Improvement incentive will be submitted directly to TURA. The application shall then be reviewed by TURA to determine if improvements are structural or cosmetic. If structural, TURA may request that the applicant provide sufficient evidence that the overall structure is stable as qualification for incentive funds. Required evidence may include and is not limited to review by an architect or engineer.

Members of TURA shall be allowed access to the building (interior and exterior) for an initial visual assessment of building condition and stability. If appropriate, referral to The Trinidad Main Street Program may be a consideration for utilization of available resources, such as architectural services from History Colorado.

The applicant shall be responsible for compliance with all local regulations including and not limited to Building Codes and Historic Preservation Guidelines. Applicant shall secure all required permits and written approval from the appropriate authorities prior to commencement of work.

Definitions

1. *Facade* - the face of a building, especially the principal front that looks onto a street and is clearly visible from any public right of way excluding alleys.
2. *Structural Improvement* - Any permanent improvement to a property that is not considered for decoration purposes. Permanent improvements may include such things as widow structures or frames, brick surface restoration/replacement, plaster stabilization or any improvement deemed necessary to extend the life of a building OR for the safety of occupants and the general public.
3. *Cosmetic Improvement* - Improving the visual aesthetics such as painting, awnings, and signage.
4. *Historic Building Facade* - Any building or facade within the Corazon de Trinidad (as specified in attached Exhibit "A").

Basic Requirements

1. Application must be approved before beginning any work described in the application.
2. Building must reside within the boundaries of the Trinidad Urban Renewal Authority.
3. The applicant shall consult with the Trinidad Building Inspection Department to determine that the proposed improvement conforms to municipal building codes, allowing for a building permit if required.
4. Any identifiable structural deficiencies, not related to the facade, must be corrected prior to any consideration of incentive funding by TURA.
5. The project must be a facade restoration/improvement. If the building facade is historic, the project must restore/improve the historic facade to the extent possible in accordance with History Colorado Guidelines or similar guidelines in effect with the City of Trinidad.
6. All property taxes on the property must be current with proper documentation included with application.
7. Property owner must show proof of adequate insurance once project is approved.
8. Architectural stamped drawings must be submitted and reviewed by the City's Development Services Department (if required) prior to commencement of construction.
9. A building permit must be obtained prior to commencement of construction.
10. This incentive is for commercial buildings within the Corazon de Trinidad and area of extended boundary (as set forth in attached Exhibit "A") which is in excess of fifty (50) years old.
11. Business owners/managers who are leasing a building for which improvements are proposed must submit an Owner Consent Form with their completed application.
12. CAVEAT: TURA is paying funds directly to the applicant for which no responsibility is accepted regarding unpaid debts related to the project.
13. TURA will provide payment of the approved incentive funds (100%) at full completion of the project. Applicant must provide adequate documentation which shall include but not limited to contractor statement of completion, labor & material schedule, photos of completed project, or any other information as required by TURA. Facade renovation shall commence within 90 days of approval of application and work shall be completed within 12 months of approval. Failure to complete the work shall result in termination of the grant request or contract. Extensions

may be granted at the discretion of the TURA board per written request by the applicant. Request shall include full detail regarding need for extension.

14. The incentive from TURA may not be used for soft costs such as architectural, structural, electrical, or mechanical design fees; construction site amenities; surveying and staking; traffic controls; profit and overhead; any interior work; taxes; permits; or insurance.

Eligible Expenses

The following is a general list of items that are eligible for reimbursement under the grant program. The TURA board reserves the right to include additional façade elements at its sole discretion. If you have questions regarding eligibility, please contact the Board Chair.

1. Applicable deconstruction and construction activities including tools and equipment.
2. Materials and labor for facades.
3. Replacement/repairs of doors and windows.
4. Restoration of historic materials, brick masonry, façade lighting fixtures, etc.
5. TURA does not reimburse on costs associated with signage, landscaping, or other features that might be changed/removed should the property change tenants.
6. The investment from the TURA may not include any interior work, taxes, fees, permits, or insurance.

Incentive

TURA will incentivize projects by providing a grant of up to 25% of project costs to a maximum of \$10,000.00. Maximum or aggregate funding for the program is \$30,000.00 annually. The program may be modified, suspended, or terminated at any time per the discretion of TURA.

Approval of funding and allocation of grant funds is at the sole discretion of TURA. The program may be modified at anytime at the discretion of TURA.

In addition, the owner consents to allow TURA to place a sign during construction on or near the façade and visible to the public that highlights TURA's role in supporting the improvements. TURA will work with the owner to identify a mutually acceptable location.