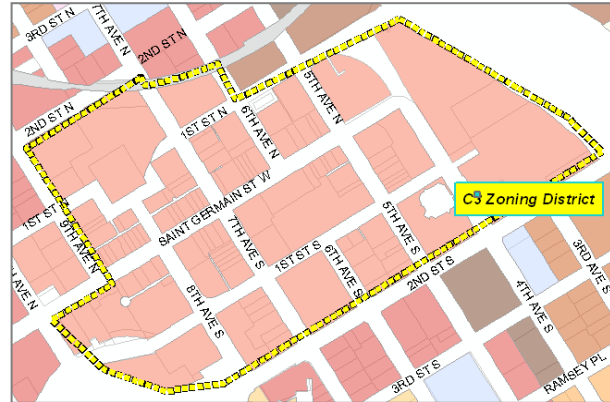


Downtown St. Cloud Accessibility Improvement Program

PROGRAM OVERVIEW:

Downtown St. Cloud is home to a number of multi-story buildings with underutilized space and limited access to the upper and lower floors. The Downtown St. Cloud Accessibility Improvement Program (AIP) is intended to provide financial support to correct accessibility code violations in downtown buildings.

Grants will be awarded to properties located within the C3, Central Business District, zoning district.



If an exterior accessibility code violation correction is proposed and the property is located in the St. Cloud Commercial Historic District, approval may be required by the St. Cloud Heritage Preservation Commission.

Up to a \$40,000 grant is available to correct accessibility code violations. The amount of the grant is based upon the amount of new private investment that will be made into the property. A minimum 10% match is required for any increment of funding provided under the AIP. Property owners must provide evidence of cash match of at least 10% of new, private investment in building rehabilitation from a financial institution, lender, insurance payment or owner cash, and meet financial and underwriting requirements if part of the financing is a loan.

The AIP is funded through the City of St. Cloud Community Development Block Grant (CDBG) Program and administrated through the St. Cloud Downtown Council, in partnership with the City of St. Cloud, to stimulate new private investment and correct accessibility code violations.

PROGRAM OBJECTIVES:

The primary objective of the AIP is to correct accessibility code violations in multi-story buildings in Downtown St. Cloud. The AIP will also create business/residential opportunities, attract new businesses and consumers, create jobs, and lead to increased property values.

ELIGIBILITY:

- Only property owners can apply for the AIP.
- All obligations resulting from the grant will be the property owners.
- Property owners cannot be delinquent on property taxes, license fees, administrative citations, trash, water or sewer, or have any outstanding or delinquent accounts on any property of which they are a principal owner within the City of St. Cloud.

- Property owner is required to maintain ownership of the building and accessibility improvements must remain operational for a period of five years following completion of the project. Failure to maintain the improvements and building ownership will result in full repayment of the grant amount to the City of St. Cloud within one year of the City's written notice to property owner of non-compliance.

APPLICATION INSTRUCTIONS:

A property owner interested in participating in the Downtown AIP must submit a completed, signed application, including required documentation listed in the Required Application Submission Checklist to the:

St. Cloud Downtown Council
1010 West St Germain Street #250
St. Cloud, MN 56301

Questions? Contact Pegg Gustafson, Executive Director, at 320-257-8600 or pegg@stclouddowntown.com. Personal appointments can be made upon request.

APPLICATION SUBMISSION DEADLINE:

Applications must be submitted to the St. Cloud Downtown Council no later than August 15, 2013.

APPLICATION PROCESSING AND REVIEW:

Each application received will be dated upon receipt in the St. Cloud Downtown Council office. Only one original application is needed. Property owners are encouraged to retain a copy of their complete application.

Property owners may request up to the maximum limit; however, the St. Cloud Downtown Council may offer a grant award less than the funding request.

Applications will be reviewed by the St. Cloud Downtown Council's AIP subcommittee consisting of three members on the Downtown Council Board and two representatives from the City of St. Cloud. Applications will be selected by the subcommittee based upon compliance with the program objectives stated herein.

If project is approved, property owner will enter into agreement with the St. Cloud Downtown Council memorializing approval conditions prior to commencement of the accessibility improvements.