

# VILLAGE OF HOMEWOOD



**BOARD AGENDA MEMORANDUM**

**DATE OF MEETING: November 12, 2024**

**To:** Village President and Board of Trustees

**Through:** Napoleon Haney, Village Manager

**From:** Angela Mesaros, Director of Economic and Community Development

**Topic:** Façade Improvement Grants – American Rescue Plan Act (ARPA) Funds

## **PURPOSE**

To better improve the aesthetic look and feel of businesses in Homewood, staff created a program that provides façade improvement grants for commercial properties. The Business Façade Capital Improvement Program is funded by the American Rescue Plan Act (ARPA) funds. The incentive agreements for reimbursement require Village Board approval.

## **PROCESS**

The Coronavirus State and Local Fiscal Recovery Funds (SLFRF) program authorized by the American Rescue Plan Act (ARPA) provided \$2,545,191 to the Village of Homewood. Per the Treasury rules, ARPA SLFRF funds must be spent or obligated by December 31, 2024. Any funds obligated at the end of December 31, 2024, will need to be paid in full by December 31, 2026.

The Village has dedicated funds from the American Rescue Plan Act (ARPA) for small grants to improve local commercial corridors. Funds are to be used to revitalize existing commercial and mixed-use buildings. The program offers up to 50% of qualified project expenditures up to a maximum of \$5,000. Grants will be distributed as a reimbursement for expenditures upon completion of the scope of work. Only one grant is allowed per project.

Qualified properties must meet the following criteria:

- Used as a commercial or mixed-use building.
- Located in the B-1, B-2, or B-3 zoning districts.
- Building must have a ground-floor commercial use (no ground-floor residential).
- Properties may NOT have tax-exempt status.
- Proposed improvements must be visible from a public right-of-way.
- No outstanding fines, liens, or code violations with the Village of Homewood.
- Proposed improvements must be aligned with Village plans and design guidelines.
- Project work must be initiated no later than August 2025.

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Village staff publicized the grant program through letters, telephone calls, and emails to the owners of commercial properties, and posted the grant application and information on the Village's website and social media. Staff has received seven (7) applications. Of the seven applications, six qualified for the grant program.

## **OUTCOME**

The grants will enhance the visual quality of building exteriors, increase code compliance, and contribute to vibrant and visually appealing commercial spaces in Homewood.

## **FINANCIAL IMPACT**

- **Funding Source:** American Rescue Plan Act (ARPA) Funds
- **Budgeted Amount:** \$25,537
- **Cost:** \$30,531.50
- **Budget Amendment Requested:** \$5,000 (This amount will come from the Facility Hardening & Disaster Resiliency Assessment coming in under budget.)

## **LEGAL REVIEW**

Completed

## **RECOMMENDED BOARD ACTION**

Approve a budget amendment in the amount of \$5,000; and, authorize the Village President to enter into incentive agreements for the following properties:

- 18201-18209 Dixie Highway
- 18659-18667 Dixie Highway
- 18660-18676 Dixie Highway
- 17911 Harwood Avenue
- 1914-1918 Ridge Road
- 2048 Ridge Road
- 2057 Ridge Road

## **ATTACHMENT(S)**

Incentive Agreements