

City of Leon Valley Facade and Building Improvement Grant Program

Roque Salinas, MPA

Director of Economic Development

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Summary

- The City of Leon Valley is committed to enhancing the aesthetic appeal and economic vitality of our community. To promote the revitalization of commercial properties and maintain the character of our city, we are pleased to introduce the Facade and Building Improvement Grant Program. This program offers financial assistance to commercial properties within the city limits to make improvements to the exterior of their buildings.

Options:

1. Approve moving forward
2. Denial moving forward

Program Objectives:

1. **Enhance Aesthetics:** Improve the appearance of commercial properties within Leon Valley to create an inviting and attractive environment for residents and visitors.
2. **Promote Economic Development:** Encourage investment in local businesses and boost economic growth by making commercial properties more appealing and functional.

ELIGIBILITY CRITERIA

- **Eligibility:**

1. The property must not be party in a legal suit or action naming the City of Leon Valley, Bexar County, State of Texas, or any domestic jurisdiction.
2. The property must be free of any lien.
3. The property must not be part of any criminal or regulatory investigation by any agency.
4. The property must not be part of any civil inquiry.
5. The property must not have received a demolition grant in the last ten (10) years or has received any economic development funding in the last three (3) years from the City of Leon Valley for the same property.
6. The property must not be in foreclosure proceedings.

ELIGIBILITY CRITERIA

7. The property must not be listed under any protected designation that does not allow for demolition.
8. Grants will not be awarded to property owners whose improvements were approved and covered by insurance.
9. The Applicant shall have not received, nor will receive insurance monies for the revitalization project.
10. Property Location: The property must be located within the city limits of Leon Valley.
11. Ownership: Property owners, tenants with written consent from the property owner, and businesses must be in good standing with the City of Leon Valley.
12. Building Age: The building must be at least 20 years old.
13. Property Size: This program is intended for complete properties. However, exceptions can be made for large tenants of retail shopping centers, if the suite encompasses over 40% of the entire useable space.
14. Franchise businesses will not be applicable for program.
15. Project Approval: Proposed improvements must receive approval from the Leon Valley Planning and Zoning Department.



Eligible Improvement Projects

- The grant program will provide financial assistance for a variety of exterior improvement projects, including but not limited to:
 1. **Facade Restoration:** Repair or replacement of damaged or deteriorated building facades.
 2. **Exterior Painting:** Fresh coats of paint to improve the overall appearance of the building.
 3. **Signage:** Design, fabrication, and installation of retail center business signage.
 4. **Awnings and Canopies:** Installation or repair of awnings and canopies to enhance the building's aesthetics and provide shade.
 5. **Window and Door Repair/Replacement:** Upgrade or repair windows and doors for energy efficiency and improved aesthetics.

Funding

Funding and Grant Amounts:

- The City of Leon Valley will provide funding on a case-by-case basis per project. The City is open to a variety of options to funding this program, including direct financial assistance and/or tax abatements. The funding recommendation will be made by the Economic Development Director and must be approved by the council. Funding is subject to availability of economic development funds.

Performance Agreement

All applicants must enter into a separate performance agreement with the City. The terms will be determined by the applicant and the Director of Economic Development. This performance agreement must be approved by the City Council. Staff will look at different factors, including but not limited to:

- a. sales tax generation by recipient, be direct or indirect;
- b. number of potential new jobs generated;
- c. type of new job generated;
- d. increase in ad valorem value;
- e. decrease the vacancy rate within the city limits;
- f. capital improvements to the property;
- g. appropriate business for the location;
- h. zoning requirements;
- i. increases the quality of life in the community.

Fiscal impact

- The fiscal impact will be determined by the number of grants awarded.

S.E.E. Statement

Social Equity:

- N/A

Economic Development:

- The City will provide a diverse and versatile business environment that supports a healthy economy. The City will exhibit a distinctive and welcoming identity at its boundaries and throughout the community. The City will attract, expand and retain viable businesses to promote development and redevelopment and including a town-centered design.

Environmental Stewardship:

- N/A



Strategic Goals

Economic Development is a strategic goal outlined in Leon Valley's Strategic Plan.

- Revitalize declining commercial areas by creating, reviewing, and enforcing codes that impact Economic Development
- Promote Leon Valley



Recommendation

- At council discretion