



CITY OF LOGAN REDEVELOPMENT AGENCY

**Resolution A RESOLUTION APPROVING AGENCY ASSISTANCE
No. 12-33 RDA FOR A FAÇADE IMPROVEMENT PROGRAM IN THE
 DOWNTOWN REDEVELOPMENT AREA (RDA)**

WHEREAS, the City of Logan has adopted policies for assistance in projects and improvements in Redevelopment and Economic Development Project Areas; and

WHEREAS, the City of Logan has adopted principles within its General Plan to preserve Logan's distinctive character and to preserve and improve its Historic Downtown; and

WHEREAS, the City of Logan has adopted the Downtown Logan Specific Plan which encourages the creation of a commercial façade improvement program as part of its accompanying Implementation Plan; and

WHEREAS, the Logan Downtown Façade Program ("Program") (see attached 2012 Downtown Façade Program) would encourage, through the use of incentives to be determined by the City's Economic Development Committee, exterior improvements to buildings, facades and storefronts in the downtown area bounded by 500 North, 300 South, 100 East and 100 West, which area includes properties fronting both sides of these roads (see attached map); and

WHEREAS, the "Project" would encourage further economic development in Downtown Logan; and

WHEREAS, the Economic Development Committee has reviewed the proposed investment and recommends its approval;

NOW THEREFORE BE IT RESOLVED, that the Redevelopment Agency of the City of Logan does hereby resolve to appropriate \$30,000 annually for the "Program" for fiscal years 2013 and 2014 to assist eligible building and storefront rehabilitation projects lying within the Downtown RDA boundaries, a subdivision of the broader "Program" area.

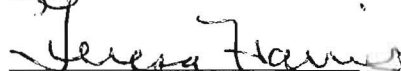
Additionally, the Redevelopment Agency encourages property owners to utilize local contractors and vendors whenever possible.

This resolution duly adopted upon this 15 day of May 2012, by the following vote:

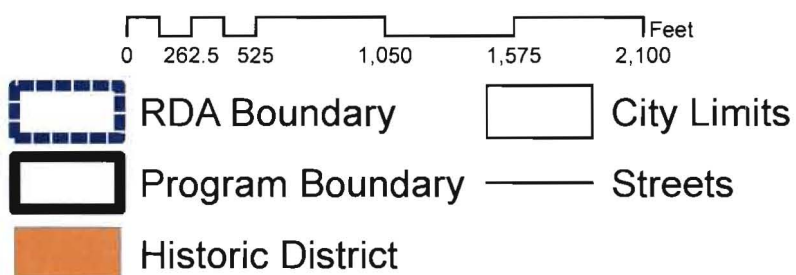
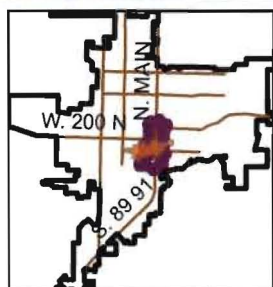
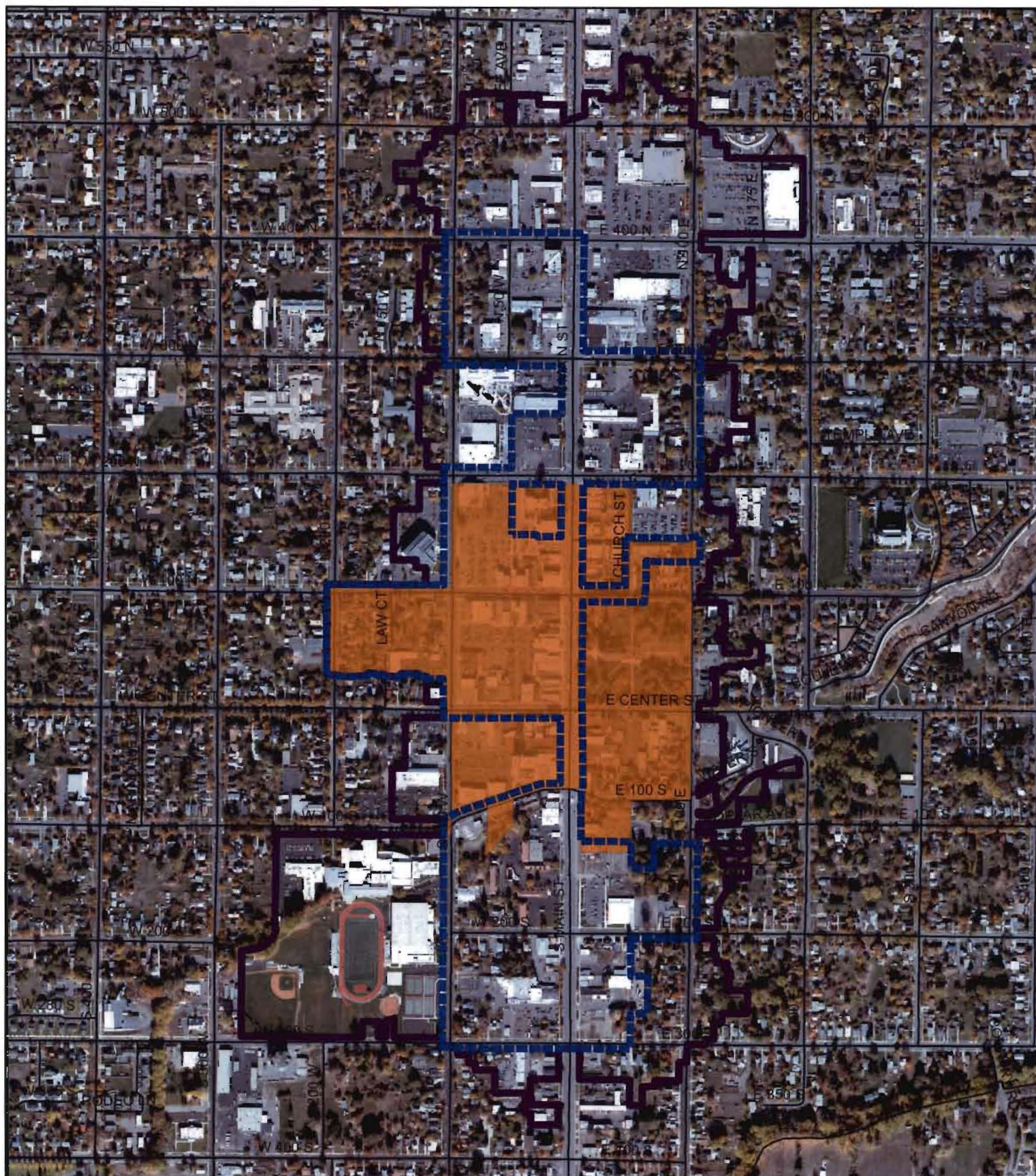
Ayes: Ward, Daines, Quayle, Jensen, Olsen
Nays: none
Absent: none


Dean Quayle, Chair
Redevelopment Agency

Attest:


Teresa Harris, City Recorder

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LOGAN
CITY



2012 DOWNTOWN FAÇADE PROGRAM

APPLICATION FOR FUNDING ASSISTANCE

The City of Logan is pleased to offer a grant program intended to stimulate investment in downtown building facades. The program is designed to assist rehabilitation projects of varying scope. These may range from smaller painting, lighting, or awning replacement projects to the more extensive storefront modifications or complete façade overhauls. Property renovations may include efforts to enhance parking areas.

Interested property owners may apply for a matching grant of up to *25%, not to exceed \$35,000. The property must be located within the program boundaries located in Downtown Logan (see map on following page). The availability of matching funds varies by location within the program area due to restrictions associated with the source of funds. Applicants must provide architectural renderings of the proposed renovations.

Historic preservation projects are encouraged and may be eligible for federal tax credits administered by the National Park Service. Projects proposed within the Center Street National Historic District will need to adhere to principles outlined in both federal law, *Secretary of the Interior's Standards for Rehabilitation*, and in the City of Logan's *Historic District Design Review Standards*. Copies of these standards are available in the City's Department of Community Development office and on the web at: <http://www.loganutah.org/Community%20Development/Boards%20and%20Committees/HPC>.

Approval Process and Important Dates

1. Applications are to be returned to the Community Development Department during the application period (shown below). As appropriate, this façade program application must be accompanied by a project review application and/or a historic certificate of appropriateness application, as directed by the Community Development Department.

May 16 Application period opens

June 21 Application period closes

2. Projects will be reviewed and recommended for funding by a Façade Program Committee to then be presented to the City's Economic Development Committee for final approval on **July 11th**.

* Projects may be eligible for grants of up to 50% of total project cost if approved by the City's Economic Development Committee.



2012 DOWNTOWN FAÇADE PROGRAM

Factors considered for possible increased match of up to 50% of total project cost

The following project criteria will be considered by the Façade Program and Economic Development Committees as potential factors providing possible justification for a larger matching grant percentage of total project cost:

- Project location within the Center Street National Historic District
- Total project cost
- Owner equity
- Degree of historical preservation proposed for 'Contributory' structures, as defined on the 1999 Reconnaissance Level Survey
- Degree of architectural and design enhancements
- Perceived impact on both the immediate neighborhood and Downtown



2012 DOWNTOWN FAÇADE PROGRAM

*Facade Program Committee – Prospective Members
(Advisory)*

DeSimone, Mike	City of Logan Community Development
Holley, Russ	City of Logan Community Development
Jensen, Kirk	City of Logan Economic Development
Jensen Tom	Architect/Logan City Council
Needham, Gene IV	Logan Downtown Alliance Design Committee Chair
Saxton, Gary	Logan Downtown Alliance Manager
Wilson, Christian	Architect/Design Committee Member

Façade Program Committee Discussion

FUNDING

Funding Sources

1. Equity
2. RDA
3. CDBG
4. Community Development (CD)
5. Utah State Historic Preservation Office (SHPO)

Proposed Funding - 2012

1. RDA	\$ 30,000
2. DTBDF (CDBG)	\$ 10,000 *
3. CD	\$ 10,000 *
4. SHPO	<u>\$ 10,000</u>
TOTAL	<u>\$ 60,000</u>

* Funding already in place

Possible Funding - 2013

1. RDA	\$ 30,000
2. DTBDF (CDBG)	\$ 50,000 «
3. Community Development	<u>\$ 10,000</u>
TOTAL	<u>\$ 90,000</u>

«The Downtown Business Development Fund provides grant money for business expansion projects that create new jobs. CDBG allows for this same pool of funds for façade rehabilitation projects. The Economic Development Department will make an application in March 2013.

TIMELINE OF PROGRAM ROLLOUT AND PROCUREMENT OF FUNDS

April 11	RDA	Presentation to EDC for program funding recommendation
May 1	RDA	Presentation to RDA Board (Workshop)
May 15	RDA	Potential RDA approval
May 16		2012 Application period opens
June 21		2012 Application period closes
June 22		Project funding recommendations made by Façade Program Committee (TBD)
July 11		Project funding approvals made by City Economic Development Committee
August	SHPO	Community Development to apply
March 11, 2013	CDBG	Kirk Jensen to apply
July 1, 2013	CDBG	Potential CDBG approval

SUPPORT

Downtown Specific Plan

- Business Retention & Expansion Objective 4 (Page 7-5)
- Implementation Plan (Page 8-29)

PROGRAM BOUNDARIES

RDA	Irregular boundaries (300S – 400N – 100E – 100W)
DTBDF (Existing)	Area bordered by 300S – 400N – 100E – 100W
DTBDF (Future)	Should be modified to mirror Specific Plan or perhaps to possible CBD

Because of the RDA's unique boundaries, accounting for dual fund pools will be required.

PROGRAM ELEMENTS

1. The City may engage an architect to prepare block renderings within the historic area to encourage and facilitate participation.

Civil
PROOF OF PUBLICATION

STATE OF UTAH
COUNTY OF CACHE, ss

On this 14th day of May , A.D. 2012 personally appeared before me Monica Christensen who being first being duly sworn, deposes and says that she is the Assistant to the Finance Director of the Cache Valley Publishing Co., publishers of The Herald Journal a daily newspaper published in Logan City, Cache County Utah, and that the Legal Notice, a copy of which is hereto attached was published in said newspaper for 1 issue(s) and that said notice also published on utahlegals.com on the same days(s) as publication in said newspaper

Commencing on the following days:
05/08/2012



, Assistant to the Finance Director

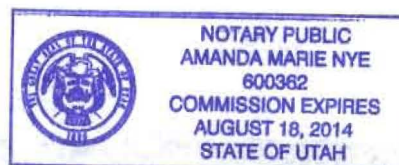
Subscribed and sworn to before me on this 14th day of May , A.D. 2012



, Notary Public

Commissioned in the State of Utah

My Commission expires August 1, 2015



**LEGAL NOTICE
LOGAN REDEVELOPMENT AGENCY**

The Logan Redevelopment Agency of Logan City will hold a public hearing to consider Agency Assistance in the amount of \$30,000 for a Façade Improvement Program in the Downtown Redevelopment Area (RDA).

Said public hearing will be held Tuesday, May 15, 2012 not before 5:30 p.m. in the Municipal Council Chambers, 290 North 100 West, Logan, UT. Full text of the resolution is available for inspection at the City Recorder's Office during business hours.

Teresa Harris, City Recorder

Publication date: May 8, 2012