

Capital Improvement Grant (CIG) Guidelines & Application



Cheyenne Downtown Development Authority
2101 O'Neil Ave., Room 205
Cheyenne, Wyoming 82001
(307) 433-9730



The Cheyenne Downtown Development Authority is pleased that you are interested in improving your downtown property. By improving and maintaining your property, you play a significant role in enhancing Cheyenne’s downtown appearance.

To support and encourage private investment within the Downtown Development Authority District, the Cheyenne DDA has allocated funds for distribution through the Capital Improvement Grant (CIG) program. This program is administered by the DDA Design Committee. Funding under the CIG program is subject to certain requirements and restrictions and CIG applications are subject to the approval of the DDA Design Committee, made up of members of the DDA board.

The Capital Improvement Grant has a “rolling” application, meaning it is open year-round and does not have a specific deadline for submission. This grant program is set up as a reimbursement grant and funding will be expended when receipts and proof of payment for the approved improvements have been received. If approved, this grant provides a 50-50 match for eligible improvements. This grant fund is intended to assist with lower cost improvements that lie within the public right-of-way such as signage (including blade signs), awnings and streetscape improvements.

When considering a Capital Improvement Grant project, we request that you contact us early in the process so that we may assist you in formalizing your plans. **Requests for CIG funds after improvements have been initiated will not be accepted or approved.** Should you have questions or need help at any time, contact:

Cheyenne Downtown Development Office
(307) 433-9730
iparsons@cheyennecity.org

On behalf of the Design Committee, we encourage you to partner with the Cheyenne Downtown Development Authority on your improvement plans. We look forward to working with you. Best of luck on your project.

THE CHEYENNE DOWNTOWN DEVELOPMENT AUTHORITY CAPITAL IMPROVEMENT GRANT POLICY & APPLICATION

INTRODUCTION AND PURPOSE

The Capital Improvement Grant program is intended to assist property owners within the DDA District with funding improvements **made in the public right-of-way**. Unless otherwise indicated within this document, improvements made **on private property** are not eligible for funding under the CIG.

The Cheyenne DDA requires that applicants awarded CIG funds for use within the downtown core area conform to the current Downtown Cheyenne Design Guidelines and Streetscape Standards, as well as the DDA Plan of Development/Master Plan, as adopted by the DDA. Implementation of the streetscape design is not required outside the core area of the DDA District. Since there are variations in how the streetscape design may be implemented for each property, please contact the DDA office at the beginning of your project to discuss your proposal and for information on the Design Guidelines.

If an applicant is within the core area of the downtown and cannot, or does not, wish to implement the streetscape, a grant request may still be considered. The application should indicate why the streetscape requirements are not being included. Upon approval of the grant application, certain conditions related to the design may be required in order to facilitate adding streetscape design elements at a later date.

DDA DESIGN COMMITTEE APPROVAL AND PAYMENT PROCEDURE

The awarding of CIG funds is done through an approval process of the DDA Design Committee. The DDA will reimburse the applicant for approved amounts upon the completion of the approved work and upon the applicant's submittal of actual receipts for the work. Reimbursement to the applicant will be made following the monthly DDA voucher payment process upon receipt of the required documentation of the applicant's actual expenditures for the project and upon field verification of the work by the DDA. **Application for, and DDA approval of, CIG funds must be completed prior to beginning construction, fabrication, or installation of any improvements for which funding is requested.**

Requests for CIG funds after improvements have been initiated will not be accepted or approved.

All improvements funded by CIG monies must be completed as approved **within one year** of approval by the Design Committee. Deviations from approved plans may be cause for withdrawal of CIG funding.

APPLICATION AND APPROVAL PROCESS

The application process for CIG funds includes:

Step 1: Initial Contact

Contact DDA office to discuss the extent of the proposed improvements. DDA Staff will advise the applicant of the eligibility of the proposed improvements, the availability of funds and the requirements for application.

Step 2: Application Submittal

The property or business owner will submit a completed application form along with the required supporting documentation to the DDA office. A complete application must be submitted to the DDA no less than 5 business days prior to the next regularly scheduled meeting of the Design Committee. Applicants are encouraged to submit all information in digital format whenever possible. The DDA office can advise applicants as to which digital formats and programs are acceptable.

CHECKLIST

The following information is required:

Completed application form and application checklist (see last pages of this document)

An accurately scaled plan view or building elevation drawing of the property showing existing and proposed improvements. Drawings should be either 8 ½" x 11" or 11" x 17" for purposes of duplication.

Colored photographs of the existing property as necessary to support or explain the application

A written description of the proposed improvements for which funds are requested

Detailed and itemized estimates or quotes from contractors or vendors for each improvement proposed. **Two estimates are required** to ensure competitive pricing. Estimates should provide sufficient detail to verify that the improvements will be completed according to DDA and City requirements and specifications.

The CIG grant, if approved, will be based on the lower of the two estimates and be subject to DDA established unit costs.

Additional information or documents may be requested from the applicant which may be appropriate or beneficial to support the request for CIG funds.

Step 3: Design Committee Review

The Design Committee will consider the application at its next regularly scheduled meeting, subject to the time requirement specified in Step 1 above, and will take one of the following actions:

- a. Approve the request as submitted
- b. Deny the request in whole or in part
- c. Require modifications to the applicant's plans or improvements based upon the Downtown Design Guidelines
- d. Postpone action pending further review or information/revisions by the applicant
- e. The Design Committee reserves the right to change any of the terms, conditions or policies in order to better meet the goals of the program.

The applicant or an authorized representative is required to attend all Design Committee meetings at which the request is to be considered for action. The absence of the applicant will be cause for the Design Committee to table the application. Contractors or vendors are welcome to attend if accompanied by the applicant.

Step 4: Completion of the Improvements and Payment

Prior to starting work funded by the DDA, the applicant will be required to sign a CIG agreement which states that the applicant will keep and maintain the funded improvements in good condition. This agreement is attached at the end of this document for the applicant's convenience.

After completion of the physical improvements, DDA staff will verify that the improvements are in accordance with those approved, reimbursements will be made to the applicant by the DDA according to established payment procedures.

ELIGIBLE IMPROVEMENTS AND FUNDING SCHEDULES

The following is a list of typical improvements eligible for funding under this program. Other improvements within the public right-of-way may be proposed for funding and may be considered at the discretion of the Design Committee.

Streetscape Elements (within public right-of-way only)

- Signage (including blade signs – see attached)
- Awnings
- Ornamental pedestrian lights
- Benches and trash containers
- Street curb and gutter
- Other projects as the committee deems appropriate, provided the amenity is guaranteed to remain a benefit to the public for a specified time period as determined by the board.

The DDA's participation through the CIG program is subject to the following:

1. Improvements previously funded by the CIG program will not be funded again for the same improvement, or modifications to the funded improvement within a five (5) year period.
2. CIG requests that have been fully or partially funded shall not be eligible for additional funding within a five-year period for the same work. Funding of any request is subject to funds available at the time of application; applications which are partially funded will not be considered for additional funding.
3. CIG application funding is limited to the budgeted funds available during the DDA fiscal year in which the application is made. Funding commitments from subsequent fiscal year's budgets will not be considered.
4. The approved improvements on private property are maintained as presented and accessible to the public for a minimum of five years.
5. Signs must be adequately maintained and kept in place for a minimum of five years from the date reimbursement is issued. Failure to maintain the sign and its appurtenances for the specified period will result in the forfeiture of the full grant award and repayment shall be required on a pro rata basis for the remainder of the time period, within 30 days of sign removal. The DDA Board may waive the repayment requirement in the cases of acts of God, natural disasters, change in business name, or a hardship is proven that results in business closure, subject to Board approval upon request by the applicant.

The DDA's participation of funding improvements shall be paid according to the current "DDA Capital Improvements Grant Program Schedule of Values."

This Schedule is part of this CIG policy by reference and may be periodically revised by the Design Committee as appropriate to reflect current costs.