

# **DOWNTOWN DELAND**

## **LIGHTING IMPROVEMENT PROGRAM**

The City of DeLand, through its visioning process, has identified revitalization of the downtown as one of the elements vital to creating a strong vibrant community. A series of initiatives have been instituted to assist in the revitalization efforts. The City of DeLand Community Redevelopment Agency has created a Lighting Improvement Grant program that is designed to assist businesses in creating a safer, pedestrian friendly environment. This program is available to commercial properties within the downtown tax increment district. Matching Grants are available to downtown businesses or property owners for creating or upgrading lighting at their businesses. Eligible projects may receive grant awards of up to **75%** of total project cost as a reimbursement for expenditures, with no single grant exceeding **\$2,000**. Only one grant may be used for a specific project. The grant program will be administered by the MainStreet DeLand Association. The MainStreet staff will assist applicants through the grant process; however, it is the applicant's responsibility to meet the requirements of the grant program and all applicable City regulations.

***PLEASE NOTE: It is the expectation that all awarded grant projects will be completed with all documentation specified as necessary for payment submitted to the City of DeLand no later than September 30 of the year of the grant award.***

Attached are the following forms:

- A. Lighting Improvement Grant Instructions
- B. Permit Requirements
- C. Architectural Guidelines
- D. Lighting Improvement Grant Application
- E. Lighting Improvement Grant Contract

MAINSTREET DELAND ASSOCIATION

100 N. Woodland Boulevard, Suite 4

(386) 738-0649 [MainStreetDeLand.org](http://MainStreetDeLand.org)

Call now for an appointment with a MainStreet Representative to discuss your project.

## **LIGHTING IMPROVEMENT GRANT INSTRUCTIONS**

Name of owner or lessee \_\_\_\_\_

Address \_\_\_\_\_

Phone: \_\_\_\_\_ FAX: \_\_\_\_\_

E-Mail \_\_\_\_\_

Building Owner if different from lessee \_\_\_\_\_

1. Applicant (owner/lessee) contacts MainStreet DeLand Association (MSDA) for a Grant Application. If the applicant is the lessee, written consent of the owner must be attached to the application.
2. MSDA representative reviews the process, including permitting needs, with the owner/lessee and/or their contractor/architect.
3. Owner/Contractor/Architect prepares a detailed outline of the proposed project. This will include:
  - a. Photographs, clearly showing existing conditions.
  - b. Detailed drawing, to approximate scale, showing proposed improvements.
  - c. Written specifications outlining scope of work.
  - d. Sample of fixtures to be used on project.
  - e. Project budget, showing estimates of all work items. (Copies of previously accepted Grant applications will be available to owners to be used as examples.)
4. MSDA representative meets with applicant to review the grant application prior to submission.
5. MSDA will then collect and review applications to insure all required documents are present and applications are complete.
6. MSDA will then forward the applications to designated City staff for preliminary review of building regulations, planning and historic preservation compliance.
7. After sign-off by City staff the grant applications deemed as compliant will be returned the MSDA for review and recommendation by the MSDA Design and Grant Review Committee.

NOTE: Any grant applications flagged by City staff as problematic will be returned to the MSDA with comments from City staff attached. City staff and MSDA representatives will then meet to attempt to resolve any issues or concerns with a grant application.
8. MSDA Grant Committee meets to review the pre-screened project and if necessary makes recommendations for any necessary changes.
9. Upon approval by MSDA the grant requests are submitted to the CRA for review and approval.
10. MSDA informs applicant of funding decisions.
11. When approved by CRA, MSDA representative reviews the contract with the applicant and applicant obtains required signatures.
12. Applicant/Contractor presents final plans to the City building department for review of building regulations and historic preservation compliance.

**Note: Any unapproved deviation from approved proposal will void any grant funding.**



**LIGHTING IMPROVEMENT GRANT PERMIT REQUIREMENTS**

Building Dept. Permits – City Hall 120 S Florida Ave. Ph: 626-7007.

Owner may act as their own contractor, but they will still need a building permit.

**PERMITS WHICH MUST BE OBTAINED:**

- Electrical
- Awnings
- Signage
- Renovation – Structural Renovation or Structural Aesthetic Changes

If grantee is in the Historic District paint colors must be approved by the City Historical Resource Coordinator Ph: 386-626-7013.

Note:

- Owners or grantees are responsible for meeting with the city building officials prior to grant application to find out the legal needs, permits, etc.
- Owner/grantee must comply with all relevant requirements.
- Owner/grantee is responsible for making certain that their contractors have pulled the proper permits.

SIGNED: \_\_\_\_\_

Applicant

\_\_\_\_\_

Date

## **ARCHITECTURAL GUIDELINES**

1. The goal of the lighting program is to increase the safety of our citizens and create an atmosphere of a pedestrian friendly community. Lighting may only be done on the exterior of a building. It has two potential components: (A) Lighting of the Front or pedestrian walking areas of the building and (B) Lighting of the parking areas serving the building.
2. The components of a lighting project must comply with all Federal, State, County and City regulations that apply to lighting and the installation of lighting fixtures This will include but is not limited to location, intensity, position or direction of the lighting, color of the lights and the style of the fixtures. The components of this project must be energy efficient and this must be documented in the grant application. Lighting of signage or lighted signs and neon are specifically excluded from the accepted criteria of the grant program.
3. Fixtures harmonious with the historic character of Downtown DeLand Historic District are required. The size, color, and shape of all fixtures shall compliment the building, add to the historic character of the area and meet all applicable city regulations and guidelines. Examples of these types of fixtures may be seen at the City Historical Resource Office or MainStreet DeLand Association.
0. Removal of paint or other coatings on building exteriors shall be undertaken with the gentlest means that are effective. Cleaning methods such as sandblasting, that damage the historic building materials are strongly discouraged.
1. General building maintenance is not eligible under this program.
2. No building that is subject to Code Enforcement action is eligible.

## **GRANT AWARD CRITERIA**

1. Removal of non-historical lighting fixtures.
2. Installation or rehabilitation of fixtures meeting the criteria of number 3 above
3. Non-Repeat location within five years.

**LIGHTING IMPROVEMENT GRANT APPLICATION**

Project: \_\_\_\_\_

Applicant/owner: Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Property Address: \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

Daytime Phone: \_\_\_\_\_ FAX #: \_\_\_\_\_

Type of Lighting Improvement Planned: \_\_\_\_\_

Estimated Cost of Project: \$ \_\_\_\_\_ Amount Requested \$ \_\_\_\_\_

(Maximum grant **\$2,000**; cannot be more than **75%** of project cost)

I am applying for a **“GREEN”** project supplement and agree to provide proper documentation to demonstrate that I have complied with the supplement requirements. YES \_\_\_ NO \_\_\_

Attach detailed outline of proposed work, including:

1. Photographs clearly showing existing conditions.
2. Detailed drawing to approximate scale, showing proposed improvements.
0. Samples of proposed fixtures to be used on the project.
3. Project budget with contractor estimates.

**AGREEMENT**

I understand that in order for my request for funding to be approved, I must agree to follow the recommendations of the MainStreet Grant Committee and comply with the following:

1. Lighting Grants apply only to those commercial structures and buildings within the designated Downtown CRA.
2. Only projects which have not received grant funds within the past FIVE (5) years will be given consideration.
3. It is the responsibility of the owner or APPLICANT to obtain all required permits from the city **BEFORE** beginning any work. No reimbursements will be received without the proper permits before work begins.
4. Project work must begin 45 days after permits are obtained.
5. Monies are for exterior lighting improvements only and will be reimbursed upon completion and verification of work. (Any changes made to the project that have not been approved by the MainStreet Grant Committee will not be funded.)

***Note: Any unapproved deviation from the approved proposal will void any grant funding.***

6. For projects where the applicant is not the property owner, the applicant must obtain approval in writing that the property owner concurs with the execution of the proposed work.

NOTE: NO PROJECT WORK MAY BEGIN WITHOUT:

1. CRA Approval.
2. Signed Contract Documents.
3. All required permits. (See Grant Permit Requirements on Application)

SIGNED: \_\_\_\_\_  
Applicant Date:

**LIGHTING IMPROVEMENT GRANT CONTRACT** (Page 1 of 2)

This agreement is made and entered into the \_\_\_ day of \_\_\_\_\_, \_\_\_\_ by and between the MainStreet DeLand Association, (hereinafter “Association”) and \_\_\_\_\_ (hereinafter “Contractor”) and \_\_\_\_\_ (hereinafter “Applicant”), for a grant project on the property located at \_\_\_\_\_, for and in consideration of the mutual covenants expressed herein and other good and valuable considerations. The adequacy of which is hereby acknowledged, the parties agree as follows:

**CONTRACTOR AGREES:**

- A. To perform the work for the project set forth in the specifications attached hereto and made a part hereof in a workmanlike manner and all work shall be done in strict conformance with all applicable federal, state, county and city codes, laws, regulations and ordinances.
- . After the approval of the project by the MainStreet Grant Committee and the DeLand Community Redevelopment Agency and within 45 days of obtaining all required permits, to commence the specified work, with such work to be completed with all documentation specified as necessary to receive payment no later than September 30<sup>th</sup> of the grant award year, including such extensions as may be granted by the MainStreet Grant Committee in writing.
- B. To guarantee all work performed by him/her for a period of one year against defects in workmanship and materials.
- C. To hold harmless the MainStreet Grant Committee and its individual members, the “Association” including its Executive Director and employees and the City of DeLand in the event of property damage, personal or physical injury occurs as a result of working on the project.
- D. The MainStreet Grant Committee or the City of DeLand does not pay the Contractor, and the Contractor shall not bill the MainStreet Grant Committee or the “Association” or the City. Reimbursement of \$ \_\_\_\_\_ shall be made by the City of DeLand to the Applicant upon contractor’s completion of work, and the MainStreet Grant Committee and City of DeLand’s on site inspection and acceptance of same. Contractor shall seek payment for their performance under the contract from the applicant.

**LIGHTING IMPROVEMENT GRANT CONTRACT** (Page 2 of 2)

THE “ASSOCIATION” AGREES:

The work in progress will be inspected by the Association and the Association will work with the Applicant and the Contractor to ensure that the work meets the objectives of the Façade Grant Program. Neither the MainStreet Grant Committee nor the “Association” will be responsible for the quality of material and workmanship.

THE “APPLICANT” AGREES:

- A. To bear responsibilities to the Contractor for total cost of the project.
- B. To complete the project and submit to the City of DeLand all documentation specified as necessary to receive payment no later than September 30<sup>th</sup> of the grant award year.
- C. To maintain, with no substantial changes, the facade and improvements for ten (10) years unless otherwise agreed to by the MainStreet Grant Committee and the CRA.
- D. To submit to the guidelines of MainStreet Grant Committee and the CRA for the project.
- E. To hold harmless the MainStreet Grant Committee and its individual members, the “Association” including its Executive Director and employees and the City of DeLand in the event of property damage, personal or physical injury that occurs as a result of the project.

WITNESS the hands and seals of the parties hereto the date first written above.

BY: \_\_\_\_\_  
City of DeLand – CRA

BY: \_\_\_\_\_  
MainStreet DeLand Association

BY: \_\_\_\_\_  
Contractor

BY: \_\_\_\_\_  
Owner