



GO! DREAM

DOWNTOWN REVITALIZATION & ECONOMIC ASSISTANCE MISSION

GO! DREAM: Building Integrity Grant

Intended to address structural deficiencies or property flaws of commercial or retail buildings that prevent or discourage further investment to the exterior or interior spaces. The program is intended to promote fire, life, and safety upgrades required by code and regulating officials to make buildings functional and safe. Applies to commercial or retail structures anywhere within corporate limits of any Phelps County community.

GUIDELINES & QUALIFYING ACTIVITIES:

- Structural, exterior wall, or foundation improvements that produce a safe, stable environment that allows for additional investment by the owner.
- Major plumbing and electrical system upgrades that bring the building to modern standards.
- Addition of fire sprinkler systems as required by Fire Marshall or local building codes.
- Major environmental remediation identified as necessary by regulating officials or professional engineers, such as asbestos and hazardous waste removal.
- Radon system installations and routine environmental improvements are **excluded**.
- Roofing, HVAC systems and routine electrical or plumbing work is **excluded**.
- The grant may be paired with other GO! DREAM programs to complete a project.
- PCDC may match up to a maximum of \$5,000 of qualifying expense per building at its discretion.
- Prior recipients of the original FIG program may reapply for any GO! DREAM program for projects that add to the first grant award 12 months or more after the first award have elapsed.
- All funds are distributed on a reimbursement basis from itemized statements presented by the applicant.
- Once approved, the project must be substantially completed according to the original design within 12 months of approval.
- PCDC Loan and Design Committees must approve any material deviations from the approved plan.
- Other than demolition, no work may begin until PCDC has approved the project and notified the applicant in writing.
- Project progress will be reviewed by PCDC staff, Design and Loan Committees throughout the process.
- To qualify, Applicant must provide:
 - Completed Application signed by all owners of the building.
 - Detailed project summary.
 - Itemized Budget for the entire project as well as for the grant related work.
 - Cost estimates (separate material and labor costs must be identified)
 - Sketches or drafts of the proposed project.
 - Photos of the building's current condition.
 - Any available historic photos of the building.



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APPLICATION: GO! DREAM: Building Integrity Grant

PROJECT DESCRIPTION: _____

APPLICANT'S NAME: _____

BUSINESS/BUILDING NAME: _____

APPLICANT'S ADDRESS: _____

APPLICANT'S PHONE NUMBER: _____

APPLICANT'S EMAIL: _____

LIST ALL BUILDING OWNER(S): _____

PROJECT PROPERTY ADDRESS: _____

CURRENT USE OF BUILDING: _____

BUILDING TENANTS: _____

EXISTING EXTERIOR CONDITION: _____

PROJECTED CONST. START DATE: _____ COMPLETION DATE: _____

ESTIMATED TOTAL PROJECT COST: _____

ASSESSED PROPERTY VALUE: _____ ESTIMATED VALUE AT COMPLETION: _____

SOURCE OF FINANCING: _____

DEVELOPER / OWNER EQUITY: _____ BANK LOAN AMOUNT: _____

AMOUNT OF GRANT REQUESTED: _____

PROPERTY OWNER DATE

PROPERTY OWNER DATE

PCDC REVIEW COMPLETED DATE:

ACTION RECOMMENDED: [Approve](#) / [Disapprove](#)

PCDC REPRESENTATIVE

DATE

CHECKLIST: PROJECT SUMMARY, ESTIMATES, BUDGET, PRICING SHEETS, RENDERINGS, CURRENT PHOTOS, HISTORIC PHOTOS