



Borger, Inc., the Borger Economic Development Corporation Corridor Revitalization Grant Program Application

About the Program

The Corridor Revitalization Grant Program is a matching reimbursement grant program that assists owners and tenants of retail, commercial, and multiple-family properties along the Cedar Street, W. Wilson Street, Main Street, and Tenth Street Corridors with the costs of making landscaping, façade, circulation, signage, and safety improvements to their properties/businesses. The program is intended to increase the economic vitality and aesthetic appearance of these gateways into and around Borger.

Grants are awarded on a matching reimbursement basis; the cost of the enhancement project must be paid in full by the property owner or tenant, but is then reimbursable up to 50% by Borger, Inc. Matching grant monies will be disbursed at the completion of improvements and with the acceptance of work by the City of Borger.

More information can be found on the program website: www.borgeredc.com/revitalization

Program Boundary:

Property owners or tenants of retail, commercial, and multi-family properties are encouraged to apply for grant funds. The boundary includes all properties adjacent to the Cedar Street Corridor, the W. Wilson Street Corridor (between the Borger city limit line on Highway 136 to the McGee Street intersection), the Main Street Corridor, and the Tenth Street Corridor (from Sterling Street to Spur 245 North of the Borger Shopping Plaza). Please note that single-family residential properties are not eligible. A property must be located inside the Borger City limits to qualify. See pages 2 and 3 for eligible improvements.

Objectives:

1. Improve the community image and perception of Borger Corridors through qualifying improvements focusing both on aesthetics and business vitality;
2. Encourage private investment in commercial businesses;
3. Eliminate blight along significant Borger Corridors;
4. Stimulate redevelopment to increase sales tax revenues and property values; and
5. Stimulate economic and business development by providing safe environments for workers, businesses, and the public.

Encouraged Improvements:

Landscaping/ Irrigation: The improvement of landscaping and irrigation should include drought tolerant, low-water, and native trees, plants, and shrubs for sustainability and conservation of resources.

Encouraged Improvements

- Required parking lot screening
- Local drought-resistant vegetation (xeriscaping)
- Planters and planter boxes
- High efficiency irrigation systems (buried or drip systems)
- Landscaping at base of signage

Discouraged Improvements

- Non drought resistant landscaping
- Landscaping that blocks vehicular line-of-sight
- Low efficiency irrigation systems (sprinklers)

Building Materials/ Façade: The improvement of building materials and façades should allow for materials, colors, and finishes to be compatible with existing improved properties along the corridor. Non-metal materials are encouraged and an unfinished appearance is discouraged. The requirements for building materials apply to all building elevations visible from the corridors.

Encouraged Improvements

- Finished masonry or equivalent
- Decorative concrete, native stone, brick/brick veneer
- Cement Fiberboard (hardiplank)
- Stucco
- Glass (particularly at the pedestrian level)
- Window security film

Discouraged Improvements

- Vinyl, wood fiber hardboard, oriented strand board, plastic, or fiberglass siding
- Metal sidings of any kind (excluding roofs, awnings, and canopies)
- Unfinished cinderblock
- Un-textured concrete finishes
- Glass “blacked out” or mirrored at more than 20%

Parking/ Circulation/ Access: The improvement of parking, circulation, and access should include quality paving materials and allow for compliance with ADA standards. This includes high impact improvements on highly visible portions of the property as well as closing unnecessary parking areas and curb cuts. ***Only high impact parking improvements will be considered unless in conjunction with other improvements.***

Encouraged Improvements

- Reduce or close large/extra driveways
- Improved internal circulation
- Landscaping in end islands
- Removing asphalt/concrete to replace with landscaping or pavers
- ADA Improvements
- Crosswalks
- Ramps

Discouraged Improvements

- Parking resurfacing alone
- Spot filling pot holes
- Unseen improvements to back of property
- Parking lot striping alone
- Unimproved surfaces
- Crushed granite
- Limestone or gravel

Signage: The improvements to signage along these corridors should include the removal of unused/ temporary signs as well as enhancement to existing signs. All signage shall follow the standards as set in the City of Borger Code of Ordinances (see ARTICLE 3.14 SIGNS of the City of Borger Code of Ordinances)

Encouraged Improvements

- Compliance with Code of Ordinances
- Removal of abandoned signs
- Replacement of outdated signs
- Recessed lighting
- Externally illuminated signage and lettering
- Internally illuminated signs with opaque field and translucent letters
- Landscaping around freestanding signs

Discouraged Improvements

- Off premises signs
- Temporary signs
- Snipe signs
- Birds-eye view signage
- Flashing, blinking, revolving, digital, video or traveling lighted signage
- Internally illuminated signs
- External reflectors
- Window signs

Safety & Compliance: The improvements should follow the standards set in the City of Borger Code of Ordinances. These standards were created to increase safety and allow for consistency along all corridors.

Encouraged Improvements

- Closure of unnecessary driveways
- Installation of end islands and curb stops
- Movement of parking to rear of structure
- Vehicles undergoing repair moved indoors
- Compliance with landscaping screening requirements
- Removal of merchandise display in ROW

Discouraged Improvements

- Outside storage
- Outside display of merchandise
- Parking/ placement of vehicles in the setbacks or right-of-way (ROW)
- View of damaged vehicles from ROW
- Temporary/portable structures

How are applications evaluated?

Once a complete application is submitted, the following allocation criteria and the City of Borger Code of Ordinances will serve as the basis for reviewing the impact of the proposed site enhancements:

- A. Grant Amount requested vs. Impact of project (efficiency use of dollars)
- B. Increase to ad valorem tax and sales tax
- C. Visibility to intersections
- D. Visibility from significant corridors
- E. Occupancy of vacant buildings
- F. Creation of jobs
- G. Improvement to dilapidated buildings
- H. Increased safety
- I. Increased compliance to City of Borger Code of Ordinances

How Do I Apply?

Step 1: Pre- Application Meeting

While not required, a pre-application meeting is **strongly recommended**. This will allow Borger, Inc. and City of Borger staff to review the applicant's site with the applicant to discuss potential recommended improvements.

- a. Contact Michelle Gray (mgray@borgeredc.com or 806-521-0027) to schedule a pre-application meeting.
- b. At the meeting discuss required reviews and permits for the improvements.
- c. At the meeting discuss any site features that do not meet current code standards.
- d. At the meeting discuss the impact of the project.

Step 2: Submit Application

Submit a complete application to Borger, Inc. as early as possible. Applications may be submitted in person, at the Borger, Inc. office located at 1111 Penn Street or by mail to Borger, Inc. Attn: Katie Lingor, P.O. Box 1157, Borger, TX 79008. **A complete application contains one paper copy and one digital copy (as one (1) PDF) of the following:**

1. A completed application form (the following 4 pages).
2. Comprehensive digital photos of current site conditions.
3. A narrative of the project describing the work to be completed (max. 750 words).
4. Drawings/plans detailing the proposed improvements (PDF format).
5. Two (2) itemized cost estimates from two independent sources.
 - a. Cost estimates from the property owner or any entity to which the property owner is associated will not be accepted.
6. Current tax statement showing no delinquent taxes for the property.
 - b. This can be obtained online at <http://hutchinsoncountytax.com/>
7. Owner's deed to the property showing proof of ownership.
 - c. This can be obtained at the County Courthouse for a small fee.
8. Current W-9.

Applications missing any information or documentation will be rejected until complete.

Corridor Revitalization Grant Program Application

Date Received:
Case Contact:

Owner's Name	Telephone No.	E-Mail
Owner's Mailing Address		
Representative Name	Telephone No.	E-Mail
Representative's Mailing Address		
Building Name and Address		
Subdivision	Block	Lot(s)
Zoning of Property: _____		
Current Use of Property: _____ Proposed Use of Property: _____		
<i>Please list requested improvements below along with the grant request amount. Please note that both cost estimates (bids) for each improvement must be attached to this application.</i>		
Improvement #1: _____		Grant Request: \$ _____
Cost Estimate No. 1 prepared by: _____		Total for Cost Estimate No. 1: \$ _____
Cost Estimate No. 2 prepared by: _____		Total for Cost Estimate No. 2: \$ _____
Improvement #2: _____		Grant Request: \$ _____
Cost Estimate No. 1 prepared by: _____		Total for Cost Estimate No. 1: \$ _____
Cost Estimate No. 2 prepared by: _____		Total for Cost Estimate No. 2: \$ _____
Improvement #3: _____		Grant Request: \$ _____
Cost Estimate No. 1 prepared by: _____		Total for Cost Estimate No. 1: \$ _____
Cost Estimate No. 2 prepared by: _____		Total for Cost Estimate No. 2: \$ _____

Has this property received any other funding through Borger, Inc. or the City of Borger?

Source _____ **Amount** _____

Project description: Please provide a narrative of the project describing the work to be completed (maximum of 750 words). Please attach additional pages if necessary.

Certification

I hereby certify that I am the owner of the above described property for the purpose of this application. I also understand it is necessary for me or my authorized agent to be present at any and all public hearings in regard to this application.

Owner's Signature

Owner's Printed Name

Owner's Mailing Address

Owner's Telephone

Representative Authorization

In lieu of representing this request myself as owner of the subject property, I hereby authorize the person designated below to act as my representative ("Representative") for the application, processing and/ or presentation of this request. The designated agent shall be the principal contact person with Borger, Inc. and/or the City of Borger (and vice versa) in processing and responding to requirements, information, or issues relevant to this request.

Owner's Signature

Owner's Printed Name

Representative's Signature

Representative's Printed Name

Representative's Telephone Number

Representative's Address