



2019 Façade Grant Program

Application Process

1. Applicant is provided with an application form from PACE if the project is located in the City of Thomasville Business Incentives District (as adopted by the City Council on the 21st of January, 2014). **APPLICATIONS MUST BE RECEIVED BY JUNE 30th, 2019** to be considered for a 2019 grant.
2. Applicant completes application and includes a current photograph of the building, design plans, sketches and/or detailed description of proposed renovations and owner's written permission (if necessary).
3. The application is reviewed by the Façade Grant Committee and is recommended to the PACE Board for final approval. The Façade Grant Committee may recommend to the Board of Directors mandatory conditions, however, the Board of Directors is not required to follow the Design Committees recommendations. Applicant may attend the Façade Grant Committee meeting to discuss the proposed project, if necessary.
4. Projected date of completion must be included on the application. Project must be started within Ninety (90) days of the execution of the "Façade Grant Program Contract" and must be completed within six months, unless said completion date is extended per the terms of the Contract.
5. Failure to complete the project by this date without an approved extension could result in loss of funding. The Façade Grant Committee, prior to the original projected date of completion, must approve any extensions of completion date. In no event shall any grants be extended beyond 12 months of initial approval.
6. The Façade Grant Committee must review any deviation from the approved plans before being undertaken. The Façade Grant Committee reserves the right to deny payment if completed work is inconsistent with the contents of the original application.
7. A notification letter will be sent to the applicant as to whether the project has

been accepted, accepted with conditions, or rejected. Every effort will be made to work with the applicant in preparing eligible projects.

8. Once the project is completed in accordance with the approved plans, paid invoices and cancelled checks are to be provided to the PACE. Once the entire completed project is inspected and approved by City, County and State Agencies, if applicable, and a Certificate of Occupancy is granted, if applicable, the Façade Grant Committee will inspect the work completed and request that a check be issued for Sixty Percent (60%) of the actual project costs of work up to \$7,200.00. No grant will exceed \$7,200.00.

By way of example, the maximum grant would be \$7,200.00 for a façade improvement project expenditure of \$12,000.00 or more.

Please note that PACE has budgeted certain funds for 2019 Façade Grant Projects. In the event that applications for qualified projects exceed PACE's budget, PACE will determine which projects will best enhance the Thomasville Business Incentives District. Any otherwise qualified projects that are not approved in 2019 because of funding limitations may re-apply in subsequent year(s).

Application to be submitted by June 30th, 2019 to:

The PACE Group, Inc. • P.O. Box 1485 • Thomasville, NC 27360

2019 PACE Facade Grant Program Application

Property Address: _____

Current Use or Business Name: _____

Applicant's Information:

Name: _____

Owner or Tenant? _____

Address: _____

Phone: _____

e-mail: _____

Description of
Project (write
below):

Total Estimated Costs \$ _____

Projected Completion Date: _____

- _____ Attached is a current photo of the building.
- _____ Attached are my design plans or sketches.
- _____ Attached is a copy of the Building Permit, if applicable.
- _____ Attached is an itemized contractor's estimate that includes costs for labor and materials.
- _____ Attached is written permission from the owner to do the above-mentioned work (if this is a "Tenant" application).

I understand that the Grant must be used for the project described in this application.

Failure to abide by the application may result in no funding. Upon completion of the project, the Façade Grant Committee will inspect the work and I will submit copies of paid invoices and cancelled checks to PACE. I understand that payment of the grant is contingent upon providing proof of expenditure of funds. A check will be issued to me for sixty percent (60%) the actual project costs. No grant will exceed \$7,200.00.

_____ Date: _____
Signature of Applicant

FACADE GRANT PROGRAM CONTRACT

WHEREAS _____, (hereinafter referred to as "OWNER") is the owner or approved tenant or certain real property commonly known as:

_____ in Thomasville, Davidson County, North Carolina (hereinafter referred to as the "Property"); and

WHEREAS owner has made application with the Board of Directors of The Pace Group, Inc. (hereinafter referred to as "PACE") for Grant Funds for improvements to the Façade of the Property (said application being attached hereto as an Exhibit to this Contract); and

WHEREAS PACE has accepted owner's application and has agreed to provide funds for reimbursement of a portion of the Façade improvements to the property in an amount equal to sixty percent (60%) of the total cost for the Façade improvements, said grant not to exceed \$7,200.00, provided the owner complies with all requirements of the Façade Grant Program;

NOW THEREFORE, for valuable mutual consideration, hereby acknowledged, OWNER and PACE hereby agree as follows:

1) **REQUIRED DOCUMENTATION.** OWNER shall provide to PACE any and all building plans, design plans, cost estimates, invoices and any and all other documents requested by PACE related to the Façade improvements. Failure to provide any requested documentation will constitute a breach of this contract, and in such event, PACE may refuse payment of Grant Funds. PACE may require some or all of the improvements to be made by a licensed contractor.

2) **COMMENCEMENT DATE.** OWNER agrees to begin the Façade improvements within 90 days of the date of this contract.

3) **COMPLETION DATE.** OWNER agrees that the Façade improvements must be completed within six months of the date of this contract. The six-month period may only be extended by an Extension Agreement executed by PACE, or its designated Façade Grant Committee, modifying this contract. In no event shall any extension be granted beyond 12 months from the date of this contract. In the event that the improvements are not completed within the designated time, PACE, or its designation Façade Grant Committee, at its option, may deny payment of Grant Funds. PACE shall only reimburse Owner upon completion of the improvements, final inspection and approval by PACE, and review of all payments/receipts provided by Owner.

4) **MODIFICATIONS TO PLANS.** OWNER must submit any requested modifications from the approved plans to PACE or its designated Façade Grant

Committee, and any approval of such modification must be made in writing by PACE or its designated Façade Grant Committee. In the event that OWNER deviates from the approved plans without PACE'S written approval of the modifications, then PACE or its designated Façade Grant Committee may deny payment of any Grant Funds.

5) **CONDITIONS TO PAYMENT.** Upon completion of the improvement project, OWNER shall provide copies of all paid invoices and cancelled checks to PACE or its designated Design Committee along with any other documentation required by PACE. Upon PACE'S approval of the completed improvement project and upon proof by OWNER of all approvals required by City, County, or State government, or any agencies thereof, including the issuance or existence of a valid Certificate of Occupancy, PACE will make payment to the OWNER for sixty percent (60%) of the valid, paid project costs up to a maximum of \$7,200.00.

6) **NO WARRANTIES.** PACE makes no warranties to the OWNER as to the sufficiency or quality of the improvements, and OWNER shall hold PACE harmless for any deficiency in quality of workmanship.

7) **BINDING EFFECT.** This agreement shall be binding upon the parties, their successors in interest, and all heirs and/or assigns as the case may be.

8) **GOVERNING LAW.** This agreement shall be construed, interpreted and enforced pursuant to the laws of the State of North Carolina.

9) **ENFORCEABILITY.** In the event that any portion of this agreement shall be deemed unenforceable by a court of competent jurisdiction, the remainder of this agreement shall nevertheless remain in full force and effect, and fully enforceable.

This the _____ day of _____, 20 _____.

Owner/Tenant

PACE, by:

Consented to by:

Owner
(If executed by Tenant)