



2022 Property Improvement Program

The Property Improvement Grant Rebate Program is a program managed and funded by the **Downtown Lexington Management District (DLMD)**. It is designed to incent property owners and business operators to invest in their buildings, parking lots and businesses and to complete projects with good urban design.

Grant Details

The program provides a reimbursement grant for up to 50% of eligible project costs up to a maximum grant of \$7,500, though not all projects will receive the maximum amount. To receive a grant, property owners or business operators must meet with a DLMD representative and complete the attached application prior to commencing a project. No grants will be awarded to projects that begin or are completed prior to this application process. Applicants applying for DLMD funds must be current with property taxes and levy.

Grant Reviews

The application will be reviewed by Property Improvement Grant Committee. The committee will meet for reviews as grant applications are submitted. Grants funded by DLMD must also be approved by the full DLMD board. There is not a submittal deadline for applications; however, funding is limited.

Grant Program Criteria and Priorities:

A grant will only be awarded to projects that are of high quality and meet good urban design standards. An emphasis will be placed on projects that improve the quality of place, safety and pedestrian experience. Routine maintenance will not be covered by the grant.

Emphasis will be placed on projects that are highly visible to the public and enhance safety through increased lighting. We strongly encourage that lighting improvements are part of the application.

The improvement priorities include:

- Enhanced lighting for safety as well as architectural or artistic lighting projects.
- Renovation of storefronts (occupied or vacant) including lighting, painting (excluding routine repainting), windows, doors, and signage.
- Creation or improvement of outdoor dining/sidewalk cafes.
- Paving and new landscaping of parking lots that need improved functionality and enhanced appearance.
- Creation of art murals on buildings.
- Projects that assist with tenant recruitment -- priority given to retail shops, galleries, artist studios and restaurants.
- Sidewalk replacement or repairs that are conducted in coordination with other aesthetic improvements.

Other Eligible Improvements

Eligible improvements/costs may also include:

- Lighting Improvements and upgrades (#1 priority as part of Lex Live Initiative)



- Signs (repairs, replacement, removal)
- Awnings
- Paint (other than routine repainting)
- Removal/replacement of incompatible exterior finishes or materials
- Reconfiguring entrances to provide for visible impact
- Door/window replacement or repair to enhance appearance
- Preservation of historical architectural elements
- Design and permit fees associated with façade improvements

To be eligible for consideration, the following must be attached to this application:

- Proof of property ownership or consent of the owner.
- Proof of current property and casualty insurance.
- Two (2) to four (4) photographs of current property conditions including close up and panoramic shots.
- Conceptual design plans and an outline/summary of proposed improvements, including a materials list.
- Written cost estimates/bids from licensed construction professionals.
- Detailed line-item budget.
- Accurate color samples (required for painting approvals).
- Material samples that indicate quality of finishes.
- Signage renderings that graphically indicate sign lettering style, size and sign dimensions.
- Letter from bank, or a bank statement, that shows applicant has sufficient funding to cover full project costs.
- License numbers for any contractors and subcontractors involved in project.
- Property owner must be current with property taxes and DLMD District Levy.
- Property owners awarded grants will be given a window sticker to display that recognizes the grant funding.

Geographic Priorities

Properties within the Downtown Lexington Management District (DLMD) are eligible for grants. Priority will be given to properties in highly trafficked areas where the improvements can make the largest impact on pedestrians and users of downtown.

Contact Carla Blanton for any questions: carlablantonconsulting@gmail.com