

Town of Taylorsville

Storefront Improvement Incentive Grant

The **Storefront Improvement Incentive Grant** provides matching funds to encourage high-quality, historically appropriate improvements to commercial building exteriors within downtown Taylorsville. Administered by the Taylorsville Development Alliance (TDA) and funded through an annual Town budget appropriation, the incentive grant preserves the historic character of downtown while supporting private investment in building rehabilitation.

STOREFRONT IMPROVEMENT GRANT	REAR/SECONDARY FAÇADE GRANT	SIGNAGE IGRANT
\$2,500 match (50%)	\$1,000 match (50%)	\$1,000 match (50%)

Total reimbursement per address is capped at \$5,000/fiscal year across all grant types, up to a lifetime cap of \$15,000/building.

Eligibility

- Commercial property owners or tenants with written owner consent, within the designated downtown Historic District
- Not eligible: tax-delinquent properties, or owners/tenants not in good standing with utilities or code enforcement

Eligible Improvements

All work must be permanent, constructed by a licensed contractor, public-facing, and historically appropriate: façade rehabilitation, architectural features, repainting of previously painted surfaces, traditional signage, and exterior lighting or streetscape elements. Interior work, new construction, and improvements using non-historic materials are not eligible.

How It Works

This is a reimbursement grant: applicants pay for approved work and submit paid invoices, proof of payment, and photos afterward. The Town will pay 50% of the total eligible cost up to the maximum allowed amount. No work may begin, and no costs are reimbursable, before written grant approval. Projects also require Alexander County HPC approval prior to construction, as they are within the Historic District.

Get Started

Contact Nathan Hester, Town Manager, Nhester@taylorsvillenc.com, and the Taylorsville Development Alliance at clackey@taylorsvillesavings.com to schedule a pre-application consultation.

Town of Taylorsville

Storefront Improvement Incentive Grant

Incentive Description

1. Overview

The **Storefront Improvement Incentive Grant** provides matching funds to encourage high-quality, historically appropriate improvements to commercial building exteriors within downtown Taylorsville.

The incentive grant is designed to:

- Preserve and enhance the historic character of downtown
- Support private investment in building rehabilitation and promoting business investment in the downtown area
- Improve the visual appeal and economic vitality of the commercial core
- Encourage compatible improvements to non-historic buildings
- Assist the economic well-being of the downtown area

The incentive grant is administered by the Taylorsville Development Alliance and funded through a Town budget appropriation. Funding is limited and funding decisions will be made only during established application cycles.

2. The Incentive

TDA will reimburse up to 50% of eligible expenses for qualifying exterior improvements, through three complementary grant types:

STOREFRONT IMPROVEMENT GRANT	REAR/SECONDARY FAÇADE GRANT	SIGNAGE GRANT
Up to \$2,500 / bldg / yr	Up to \$1,000 / bldg / yr	Up to \$1,000 / bldg / yr

Only work completed after the award of an incentive grant will be eligible for reimbursement.

No reimbursement is available for work started before approval.

Incentive Limits

- Total reimbursement per address, across all grant types, may not exceed \$5,000 per fiscal year
- Applicants may reapply in a later fiscal year for additional phases, subject to fund availability
- Lifetime cap: \$15,000 per building
- Reimbursement occurs only after improvements are completed, costs are paid, and required inspections are obtained

3. Eligibility

Eligible Applicants

- Commercial property owners within the designated downtown Taylorsville Historic District who are current on all Town property taxes and utility payments
- Commercial tenants with written owner consent, within the designated downtown Taylorsville Historic District who are current on all utility payments

Ineligible Applicants

- Commercial property owners with tax-delinquent properties
- Commercial property owners or tenants not in good standing with utilities or code enforcement

Eligible Costs

All improvements must be public-facing, and historically appropriate, including:

<p>Façade Rehabilitation</p> <p>Masonry repair/repointing; wood siding, trim, and cornice repair; window and door repair or historically accurate replacement; restoration of transoms, kickplates, pilasters, and storefront glazing; removal of non-historic or inappropriate additions.</p> <p>Signage</p> <p>New, restored, or replacement signage using traditional materials and methods; external sign lighting; sign structures (brackets, frames, mounting hardware).</p> <p>Architectural Features</p> <p>Canvas awnings; porch, balcony, or entry repairs; metalwork repair (railings, grilles, decorative elements).</p>	<p>Painting</p> <p>Repainting previously painted surfaces in historically appropriate colors (unpainted brick may not be painted).</p> <p>Site & Streetscape Elements</p> <p>Exterior lighting; sidewalk or hardscape improvements adjacent to the building; landscaping visible to the public.</p> <p><i>Note: much of the downtown sidewalk (including Main Avenue) sits within NCDOT's right-of-way. Permanent fixtures in that area like such as fences, seating enclosures, or built-in hardscape may not be allowed.</i></p>
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Ineligible Costs

The following are not eligible costs:

<p>Interior Improvements</p> <p>Not visible from the public right-of-way</p>	<p>New Construction</p> <p>New construction or building additions</p>
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Routine Maintenance

Repairs not tied to a qualifying improvement

Loose Fixtures

Machinery, equipment, furniture, fixtures, or décor not permanently affixed to the building

Soft Costs

Design, engineering, or survey costs

Non-Historic Materials

Vinyl siding, plastic panel signage, and internally illuminated plastic cabinet signs

Fees & Debt

Permit fees, legal fees, or existing debt

Pre-Approval Work

Work started or contracted before grant approval (no retroactive funding)

Note: Any project within the Historic District must comply with relevant historic preservation requirements and receive Historic Preservation Commission approval prior to construction. Contact Patrick Creech, Alexander County Planning Director, at 828-352-7747 for more information.

4. Terms

- **Match requirement:** The incentive grant reimburses 50% of eligible costs, up to the applicable maximum award for each grant type. The applicant is responsible for the remaining 50% of costs and any costs to complete the project above that amount.
- **Reimbursement basis:** THIS IS A REIMBURSEMENT GRANT. The TDA does not pay contractors directly or advance funds; the applicant pays for approved work and submits paid invoices, proof of payment, and photos for reimbursement.
- **Historic District review:** Projects located within the downtown Historic District must obtain Alexander County Historic Preservation Commission (HPC) approval prior to beginning work.
- **Licenses and Permits:** All work must be performed by licensed, insured contractors and must obtain all required Town permits and inspections.
- **Maintenance period:** The applicant/owner must maintain the completed improvements in good condition for a minimum of 24 months following reimbursement, or grant funds may be subject to partial repayment.

5. Period of Performance

- 6 months from the incentive grant agreement date to complete work and request reimbursement
- TDA verifies the completed project against the agreement, permits, and inspections
- Reimbursement typically disbursed within 60 days of final approval

6. How It Works

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Pre-Application Consultation

Applicant contacts TDA to confirm property eligibility, discuss the proposed scope of work, and review incentive grant requirements.

2

Application Submission

Applicant submits a complete application packet, including:

- Completed information sheet
- Proof of property ownership or signed owner authorization (for tenant applicants)
- Scope of work and project narrative
- Itemized contractor bids/estimates for proposed work
- Photographs of existing conditions
- Drawings, renderings, or product/material specifications for proposed improvements
- Evidence of Alexander County HPC approval

3

Review

TDA reviews the application for eligibility, completeness, and consistency with incentive grant goals and design guidelines. TDA may request additional information or a site visit.

4

Approval

Eligible applications are approved by TDA, subject to fund availability. Approved applicants receive a written grant agreement outlining the approved scope, award amount, and conditions.

5

Permitting and Construction

Applicant obtains all required permits and completes the approved work using licensed contractors. No work may begin before written grant approval is issued.

Completion and Reimbursement Request

Upon completion, applicant submits:

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- Paid invoices and proof of payment for all eligible costs
- Copies of final permits and inspection approvals
- “After” photos of the completed improvements

Final Inspection and Disbursement

TDA conducts a final inspection to confirm the work matches the approved scope.

Upon approval, TDA disburses the matching grant reimbursement, typically within 60 days.

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7. Selection Criteria

If applications exceed available funding, applications may be prioritized based on:

- Visibility and prominence of the building within the downtown core
- Extent of historic restoration or preservation achieved
- Extent of blight, deterioration, or code issues addressed
- Readiness to proceed (secured financing, contractor in hand)
- Amount of private investment leveraged beyond the required match

8. Administration

- Total incentive grant funding is subject to annual appropriation by Town Council and is awarded during specified application windows until funds are exhausted for the fiscal year.
- TDA reserves the right to audit expenditures and request documentation supporting all reimbursed costs.
- The Town reserves the right to amend, suspend, or discontinue the incentive grant at any time.
- Grant awards are not guaranteed and do not constitute a commitment of funds until a written grant agreement is fully executed.

9. Contact & Application Information

Nathan Hester, Town Manager — Nhester@taylorsvillenc.com

Taylorsville Development Alliance — clackey@taylorsvillesavings.com

Applications are accepted during specified application windows. Applicants are strongly encouraged to schedule a pre-application meeting with TDA before applying.