

Town of Taylorsville

Vacant Building Activation Incentive Grant

The **Vacant Building Activation Incentive Grant** provides matching funds to encourage the rehabilitation, occupancy, activation, and productive reuse of vacant and underutilized commercial buildings across Taylorsville. Administered by the Taylorsville Development Alliance (TDA) and funded through an annual Town budget appropriation, the incentive grant reduces commercial vacancy and blight while supporting private investment in building rehabilitation.

MATCH RATE	MAX AWARD	OCCUPANCY OR MARKETING REQUIREMENT
50% of eligible project costs	\$5,000 per building per year	24 months after completion

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

Eligibility

- Property owners and prospective commercial tenants (with owner approval) of buildings that have been vacant for more than 3 months.
- Not eligible: tax-delinquent properties, or owners/tenants not in good standing with utilities or code enforcement

Eligible Improvements

Key building systems and interior infrastructure that make a commercial space safe and usable, including HVAC, plumbing, and electrical upgrades, as well as fire suppression systems needed to bring a building up to code. ADA accessibility improvements and structural stabilization work are also covered, helping ensure buildings are both safe and accessible to the public.

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 costs 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 if 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

Vacant Building Activation Incentive Grant

Incentive Description

1. Overview

The **Vacant Building Activation Incentive Grant** provides financial assistance to encourage the rehabilitation, occupancy, activation, and productive reuse of vacant and underutilized commercial buildings across Taylorsville.

The incentive grant is designed to:

- Reduce commercial vacancy and visible blight
- Encourage private investment and small business growth
- Support adaptive reuse and historic preservation

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 rehabilitation and code-compliance improvements necessary to occupy or reactivate vacant commercial space.

Vacant building activation grant
Up to \$5,000 / 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 may not exceed \$5,000 per fiscal year
- Applicants may reapply in a later fiscal year for additional phases, subject to fund availability
- Lifetime grant 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 of buildings within the municipal limits of Taylorsville who are current on all Town property taxes and utility payments and that have been vacant for more than 3 months at the time of the application
- Commercial tenants, with written owner consent, of buildings within the municipal limits of Taylorsville who are current on all Town property taxes and utility payments and that have been vacant for more than 3 months at the time of the application

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

HVAC, plumbing, and electrical upgrades	Interior wall construction and demolition
Fire suppression and life-safety systems	Restroom construction or renovation
ADA accessibility improvements	Other interior improvements required to bring the space into code compliance for occupancy, as approved
Structural stabilization	

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.

Ineligible Costs

The following are not eligible costs:

Building purchase, new construction, or building additions	Non-permanent upgrades
Security systems or equipment	Telephone or computer hardware and software

Soft costs Design, engineering, or survey costs	Machinery and equipment, including cranes
Pre-approval work Work started or contracted before grant approval (no retroactive funding)	Fees & debt Permit fees, legal fees, or existing debt
	Changes not tied to occupancy or code compliance Cosmetic or decorative finishes such as signage, furniture, fixtures, or equipment, routine maintenance and repairs

4. Terms

- **Match requirement:** The grant reimburses 50% of eligible costs, up to the applicable maximum award. 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.
- **Occupancy/Marketing requirement:** The applicant/owner must actively market or certify occupancy by an active business within 90 days of project completion or grant funds may be subject to partial repayment. The applicant/owner must maintain occupancy or active marketing of the space for a minimum of 24 months following reimbursement or grant funds may be subject to partial repayment.

5. Period of Performance

- 18 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, including a site plan or floor plan, if applicable
- Evidence of Alexander County HPC approval if needed

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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Occupancy/Marketing Verification

TDA verifies occupancy or active marketing throughout the required timeframe and then closes out the grant file.

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7. Selection Criteria

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

- Upper-floor or historically significant space activation
- Length of vacancy (longer-vacant building prioritized)
- Extent of historic restoration or preservation achieved
- Number and type of jobs created or businesses supported
- Extent of blight, deterioration, or code issues addressed
- Readiness to proceed (secured financing, tenant 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.