



ECONOMIC
DEVELOPMENT
AUTHORITY

COMMERCIAL
BUILDING
ENHANCEMENT
PROGRAM

WELLS ECONOMIC DEVELOPMENT AUTHORITY
125 SOUTH BROADWAY
WELLS, MN. 56097
PHONE: 507-553-6373

The City of Wells through the Commercial Building Enhancement Program supports the maintenance and updating of commercial buildings in the City of Wells.

Eligible Grant Recipients:

- 1) Application and guarantee of matching funds must be made by the building owner or leaseholder with written approval by owner for improvements of the building. One grant to be awarded per project.

Types of Grants:

All applications will be considered.

- 1) ***Fix-up Grant*** amount is 50% of the project cost with a maximum of \$1000.00.
 - A. All work must be done on the front of the building as it faces a street or avenue.
 - B. The building must be used at least 50% for a commercial business.
 - C. Primary consideration will be given to projects necessary to maintain the integrity of the structure; recommended projects include tuckpointing, repair and/or replacement of windows, painting, etc.
 - D. Secondary consideration will be given to projects that improve the appearance of the exterior of the building.
- 2) ***Commercial Building Demolition Grant*** amount is 50% of the project costs with a maximum of \$2,000.
 - A. Primary consideration will be given to vacant blighted Commercial Buildings.
 - B. Secondary consideration will be given to buildings being razed during redevelopment of a commercial site.

Grant Applications:

Grant applications will be received until the program is discontinued by the Wells Economic Development Authority.

Review Process:

The grant review process involves examination of application including plans and specifications of the project by the Wells Economic Development Authority who will make the final decision on awards.

Conflict of Interest:

Any City of Wells employee or volunteer will recuse themselves from the consideration process with respect to any application for a grant with which they have a conflict of interest or which might reasonably present the appearance of conflict of interest.

Terms of Grants:

- 1 Work must be completed within 150 days from the date of notification.
- 2 Grants will be paid to applicant following:
 - a) Inspection of completed project by the Wells Building Inspector, or the Wells Community Development Director.
 - b) Material and Labor receipts along with proof of payment by applicant.

Demolition Grant Project

Vacant Blighted Building Demolition With Reconstruction of New Building	40	
Vacant Blighted Building Demolition With No Reconstruction of New Building	40	
Total Points		

Bids:

In the table below, enter the bids/quotes you have received from contractors or vendors for the work or materials required for your project. Remember: you must submit at least two bids/quotes for each service or material. The Business Enhancement Grant will award funds based on the lowest bids. Attach extra pages as needed.

*Attach a photograph of your building before work begins along with plans and specifications for the project.

Financial Information:

1. Estimated project costs: \$ _____
2. Grant amount applying for: \$ _____ (Fix-up Grant ½ of Project Cost up to \$1000.)- (Demolition Grant ½ of Project Cost up to \$2,000).
(to be paid when project is completed and invoices are presented with a photo of the completed work).

Date: _____

Applicant Signature: _____

The above project has been reviewed, and has been found to meet the necessary requirements. I hereby give my approval for this project.

Building Owner Consent

EDA President