

STATE OF ILLINOIS        )  
  ) SS  
COUNTY OF DU PAGE     )

I, Lynn Curiale, City Clerk of Wood Dale, Illinois DO HEREBY CERTIFY that as such City Clerk and keeper of the records, that the foregoing is a true and correct copy of Resolution #R-20-77 A RESOLUTION TO APPROVE AN AGREEMENT FOR FAÇADE AND SITE IMPROVEMENTS AT 414-420 E IRVING PARK ROAD AND 422 E IRVING PARK ROAD IN AN AMOUNT NOT TO EXCEED \$128,232.36

Passed by The City of Wood Dale, Du Page County, Illinois, IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the seal of the City of Wood Dale, this 5<sup>TH</sup> day of November, 2020.



Lynn Curiale, City Clerk



**Resolution #R-20-77**

**A RESOLUTION TO APPROVE AN AGREEMENT FOR FAÇADE AND SITE  
IMPROVEMENTS AT 414-420 E IRVING PARK ROAD AND 422 E IRVING  
PARK ROAD IN AN AMOUNT NOT TO EXCEED \$128,232.36**

Passed: November 5, 2020  
Published in Pamphlet Form: November 6, 2020

I, Lynn Curiale, as the City Clerk for the City of Wood Dale, hereby certify that the  
attached Resolution is a true and correct copy of #R-20-77

**A RESOLUTION TO APPROVE AN AGREEMENT FOR FAÇADE AND SITE  
IMPROVEMENTS AT 414-420 E IRVING PARK ROAD AND 422 E IRVING  
PARK ROAD IN AN AMOUNT NOT TO EXCEED \$128,232.36**

Passed and approved by the City Council of the City of Wood Dale on November 5, 2020  
and hereby published in pamphlet on November 6, 2020.



Lynn Curiale, City Clerk



RESOLUTION NO. R-20-77

**A RESOLUTION TO APPROVE AN AGREEMENT  
FOR FACADE AND SITE IMPROVEMENTS  
AT 414-420 E. IRVING PARK ROAD AND 422 E. IRVING PARK ROAD  
IN AN AMOUNT NOT TO EXCEED \$128,232.36**

**WHEREAS**, the City of Wood Dale ( "City") is a body politic and corporate, organized and existing pursuant to the Illinois Municipal Code, 65 ILCS 5/1-1-1 *et seq.*; and

**WHEREAS**, the City is authorized and empowered under the Illinois Municipal Code, and its Ordinances adopted pursuant thereto, to enter into agreements and to contract for goods and services; and

**WHEREAS**, the City Council of the City has previously approved and adopted a Façade Improvement Program to encourage improvement to commercial properties in the Town Center and along the City's main commercial corridors; and

**WHEREAS**, Itasca Bank and Trust Co., not personally, but as Trustee U/T/A #1225 Dated February 17, 2006 is the owner of property located at 414-420 East Irving Park Road, Wood Dale, Illinois ("Property"); and

**WHEREAS**, beneficiary of the Trust identified as the Owner of the Property is DeAstis Partners, LLC, which has applied for a façade and site improvement grant for the Property, which is located on one of the City's main corridors, Irving Park Road; ; and

**WHEREAS**, the City and the Applicant have negotiated an agreement for façade and site improvements at 414-420 E. Irving Park Road, which project encompasses site improvements on the Property and on adjacent property located at 422 E. Irving Park Road ("Façade Improvement Agreement") in the form attached hereto and incorporated herein by reference as Exhibit A; and

**WHEREAS**, the City Council has reviewed the Façade Improvement Agreement and deems it in the best interests of the City and its residents to authorize execution of the Façade Improvement Agreement on the terms set forth therein.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF WOOD DALE, DUPAGE COUNTY, AN ILLINOIS CORPORATION**, duly assembled in regular session, as follows:

SECTION 1: The recitals set forth above are incorporated herein and made a part hereof.

SECTION 2: That the Façade Improvement Agreement with DeAstis Partners, LLC for the façade and site improvements of the property at 414-420 E. Irving Park Road and 422 E. Irving Park Road, attached hereto as Exhibit "A", is approved and accepted, in an amount not to exceed \$128,232.36.

SECTION 3: The Mayor is authorized and directed to execute the Façade Improvement Agreement on behalf of the City of Wood Dale, which signature shall be attested to by the City Clerk.

SECTION 4: The City Manager, staff and/or the City Attorney shall take the steps necessary to put the terms and conditions of the Façade Improvement Agreement into effect.

SECTION 5: That all ordinances and resolutions, or parts thereof in conflict with the provisions of this Resolution are, to the extent of such conflict, hereby repealed.

SECTION 6: That this Resolution shall be in full force and effect from and after its adoption, approval and publication in pamphlet form as provided by law.

PASSED this 5th day of November, 2020.

AYES: 10

NAYS: 0

ABSENT: R. Wesley, E. Wesley

APPROVED this 5th day of November, 2020.

SIGNED: Annunziato Pulice  
Annunziato Pulice, Mayor

ATTEST: Lynn Curiale  
Lynn Curiale, City Clerk

**Exhibit A**

**Façade Improvement Agreement**



**AGREEMENT  
FOR FAÇADE AND SITE IMPROVEMENTS  
AT 414-420 E. IRVING PARK ROAD AND 422 E. IRVING PARK ROAD  
WOOD DALE, ILLINOIS**

**THIS AGREEMENT**, entered into this 5th day of November, 2020 between the City of Wood Dale, Illinois ("City"), an Illinois Municipal Corporation, and De Astis Partners, LLC ("Applicant"), 414-420 E. Irving Park Road, Wood Dale, Illinois, which has applied to the City for a grant to assist with payment of expenditures incurred in connection with certain façade improvements for property located at 414-420 E. Irving Park Road , and for site improvements connected therewith for property located at 414-420 E. Irving Park Road and 422 E. Irving Park Road (collectively "Project Property").

**WITNESSETH**

**WHEREAS**, for purposes of supporting the physical, economic, social and aesthetic well being of the City, the City has adopted a Façade Improvement Program, which provides financial assistance to owners or lessees of properties located within the Town Center Business District or front Wood Dale Road or Irving Park Road which have commercial zoning and whose buildings are at least thirty (30) years old;

**WHEREAS**, the Applicant has submitted an application to the City for a grant through the Façade Improvement Program for façade improvements and site improvements to the Project Property; and

**WHEREAS**, proposed façade improvements include storefront improvements, demolition of existing mansard roof and construction of raised parapet walls, staining of exterior brick, replacement/relocation of existing doors and windows and installation of awnings; and

**WHEREAS**, site improvements include elimination of a curb-cut on Irving Park Road, reconfiguration of the existing parking lot, proposed re-alignment of the sidewalk along Irving Park Road, addition of landscaping, signage and site lighting, with an intent to provide shared access from Irving Park Road for both 414-420 and 422 E. Irving Park Road, and construction of a trash enclosure to serve commercial tenants on the Project Property; and

**WHEREAS**, the City has reviewed the application for the façade and site improvements and the supporting documents submitted therewith, and has determined that the façade and site improvements will improve the appearance and/or structural condition of the Project Property and thereby reduce structural blight, dilapidation, and deterioration along Irving Park Road; and

**WHEREAS**, the Project Property is an eligible for grant funding under the City's Façade Improvement Program; and

**WHEREAS**, the façade and site improvements contemplated herein are eligible expenses under the Façade Improvement Program; and

**WHEREAS**, accordingly, the City is willing to reimburse the Applicant for a portion of the costs of the façade and site improvements in the amount and on the terms and conditions stated below, and the Applicant agrees to and is willing to accept such amount on the terms and conditions stated herein.

**NOW, THEREFORE**, in consideration of the mutual covenants and agreement obtained herein, the City and Applicant do hereby agree as follows:

**Section 1. FAÇADE PAYMENT AMOUNT.** The City shall pay the Applicant fifty percent (50%) of eligible costs, up to an amount not to exceed One Hundred Twenty-Eight Thousand, Two Hundred Thirty-Two Thousand and 36/100 Dollars (\$128,232.36) (“Façade Payment”) for, and only for the costs of façade and site improvements, as set forth in the application submitted for a grant through the Façade Improvement Program, and as itemized in the Staff Report, dated October 5, 2020, submitted to the Streetscape & Economic Enhancement Committee, attached hereto and incorporated herein by reference as Exhibit A, and, thereafter updated pursuant to Committee request. No portion of any costs for the demolition, repair, rebuilding, improvement, or updating of any portion of the Project Property, other than for the façade and site improvements delineated in the Staff Report, shall be eligible for the Façade Payment. The amount of any grants, gifts, donations, or other consideration, including the value of any materials or services in-kind, for which there is no obligation of repayment or other consideration given, shall be deducted from the total costs of the façade and site improvements to determine the costs eligible for the Façade Payment. The costs of licenses, re-inspections, and fines and penalties by governmental agencies shall not be eligible for Façade Payment.

Pursuant to the City’s Façade Improvement Program Policy, the Façade Payment shall be made upon completion of the improvements in one payment.

**Section 2. CONDITIONS OF ENTITLEMENT TO FAÇADE PAYMENT.** The Applicant shall not be entitled to the Façade Payment until all of the following have been complied with in accordance with the payment schedule set forth herein:

1. All permits, licenses and easements required for the façade and site improvements must have been secured and paid for within forty-five (45) days of the execution of this Agreement, unless otherwise extended and agreed to by the Parties. All permits must be secured and paid for within ninety (90) days of the grant approval, unless otherwise extended and agreed to by the Parties.
2. All required plans and specifications for the façade and site improvements must have been submitted to and reviewed and approved by the City and all other governmental agencies having jurisdiction over the façade and site improvements.
3. All work submitted for Façade Payment, as identified in the Staff Report attached hereto as Exhibit A, must have been commenced within thirty (30) days of the availability of the required permits and licenses for issuance. Unless delays are caused by weather, acts of God, or other events beyond the control of the Applicant or its contractor, the work shall be fully completed and inspected and



approved by the City and all other governmental agencies having jurisdiction over the façade and site improvements within three hundred sixty-five (365) days of approval of this Agreement.

4. The Applicant shall submit all required "as built" plans and specifications that are in substantial compliance with Exhibit A.
5. Upon completion of the façade and site improvements and all required final inspections, the Applicant shall submit to the City a properly executed and notarized contractor statement and architect fee statement showing the full cost of the work, as well as each separate component amount due to the contractor and each and every subcontractor involved in furnishing labor, materials, or equipment in the work. In addition, the Applicant shall submit to the City proof of payment of the contract cost pursuant to the contractor's and the architect's statements and waivers or releases of liens from each contractor and subcontractor.
6. The Project Property and its usage shall be in full compliance with the codes and ordinances of the City and all other applicable laws.

**Section 3. FAILURE TO COMPLETE WORK.** If the Applicant or any Agent on its behalf fails to complete the façade and site improvements in conformity with the plans and specifications therefor and secure the required final inspections and approvals, this Agreement shall terminate and all obligations on the part of the City for the Façade Payment shall cease and become null and void.

**Section 4. MAINTENANCE OF FAÇADE IMPROVEMENTS.** Upon completion of the façade and site improvements pursuant to this Agreement, the Applicant, its successors, and/or assigns shall be responsible for properly maintaining them in their finished form and without change or alteration thereto, except as may be approved by the City, for a period of three (3) years from completion. For any violation of this Section, the City shall have cause of action against the Applicant, its successors, and or assigns for recovery of the full amount of the Façade Payment and its costs and expenses of litigation, including attorney's fees, costs and expenses.

**Section 5. UNRELATED IMPROVEMENTS.** Nothing herein is intended to limit, restrict or prohibit the Applicant from undertaking any other work in or about the Project Property which is unrelated to the façade and site improvements provided for in this Agreement.

**Section 6. AGREEMENT APPLICABLE TO SUCCESSORS AND ASSIGNS.** This Agreement shall be binding upon the Applicant and its successors and assigns of the Project Property for a period of three (3) years from and after the date of completion and approval of the improvements provided for herein. It shall be the responsibility of the Applicant to inform all such successors and assigns of this Agreement.

**Section 7. OTHER AGREEMENTS AND REQUIREMENTS.** The Applicant expressly understands and agrees that the façade and site improvements are wholly a private



undertaking of the Applicant and that they are not a public work and that, other than to the extent in this Agreement, there is no joint venture or partnership, or other business arrangement between Applicant and the City with respect to them.

**Section 8. HOLD HARMLESS, INDEMNIFICATION.** To the fullest extent permitted by law, the Applicant hereby agrees to defend, indemnify, and hold harmless the City its officials, agents, employees, and volunteers against all injuries, deaths, loss, damages, claims, patent claims, suits, liabilities, judgments, costs and expenses which may in any way accrue against the City, its officials, agents, employees, and volunteers arising in whole or in part or in consequence of the Agreement and/or the undertaking of the façade and site improvements by the Applicant, its employees, contractors, or subcontractors, or which may in any way result therefrom. The Applicant shall, at its own expense, appear, defend, and pay all charges of attorneys, witnesses, and consultants and all costs and other expenses arising therefrom or incurred in connections therewith, and, if any judgment shall be rendered against the City, its officials, agents, employees, and volunteers in any such action, the Applicant shall, at its own expense, satisfy and discharge the same.

Applicant expressly understands and agrees that any performance bond or insurance policies shall in no way limit its responsibility to indemnify, keep and save harmless and defend the City its officials, agents, employees, and volunteers as herein provided.

Notwithstanding the City's obligation to make the Façade Payment to the Applicant, the Applicant further agrees that the entire Façade Payment or any portion thereof due the Applicant by virtue of this Agreement may be retained by the City, as shall be considered necessary in the sole judgment of the City, to protect itself against said loss until such claims, suits, or judgments shall have been settled or discharged and/or evidence to that effect shall have been furnished to the satisfaction of the City.

**Section 8. PERFORMANCE OF AGREEMENT.** It is agreed that the City may in law or in equity, by suit, action or any other proceeding, including specific performance, enforce or compel the performance of this Agreement, which shall include the right to recover a judgment for monetary damages provided, however, that the City shall not have the right to recover any indirect, special, punitive, incidental, or consequential damages. Further, the Applicant or its successors or assigns shall not have a right to recover a judgment for monetary damages against any elected or appointed official, employee, or volunteer of the City for any breach of any of the terms of this Agreement, and that the total liability of the City for any and all claims hereunder shall not exceed the Façade Payment amount as provided for herein.

**Section 9. MULTIPLE ORIGINALS.** This Agreement may be executed in multiple originals, which, when combined, shall constitute the fully executed Agreement.

IN WITNESS THEREOF, the Parties hereto have executed this Agreement on the date first appearing above.

APPLICANT

CITY OF WOOD DALE

DeAstis Partners, LLC

*Annunziato Pulice*

Annunziato Pulice, Mayor

By: *[Signature]*

Attest: *Lynn Curiale*

Its: Partner

Lynn Curiale, City Clerk

Attest: \_\_\_\_\_



**Exhibit A**  
**Staff Report dated October 5, 2020**



# CITY OF WOOD DALE

Community Development



## MEMO

DATE: Monday, October 5, 2020

TO: Streetscape & Economic Enhancement Committee

FROM: Gosia Pociecha, AICP - Planner

SUBJECT: Façade Improvement Grant for 414-420 E Irving Park Rd, De Astis Partners

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### **OVERVIEW**

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A Façade Improvement Grant application was submitted to request reimbursement for the façade improvement for 414-420 East Irving Park Road and site improvements for 414-420 and 422 East Irving Park Road. The proposed façade improvements include storefront improvements with construction of portico entrances with clay tile canopies, demolition of existing mansard roof and construction of raised parapet walls, staining of the brick, replacement/relocation of existing doors and windows, and installation of awnings. The proposed site improvements include parking lot reconstruction, removing one curb-cut, and restriping to increase the number of parking spaces. New landscaping will be added, along with a new monument sign and exterior lighting.

### **ANALYSIS**

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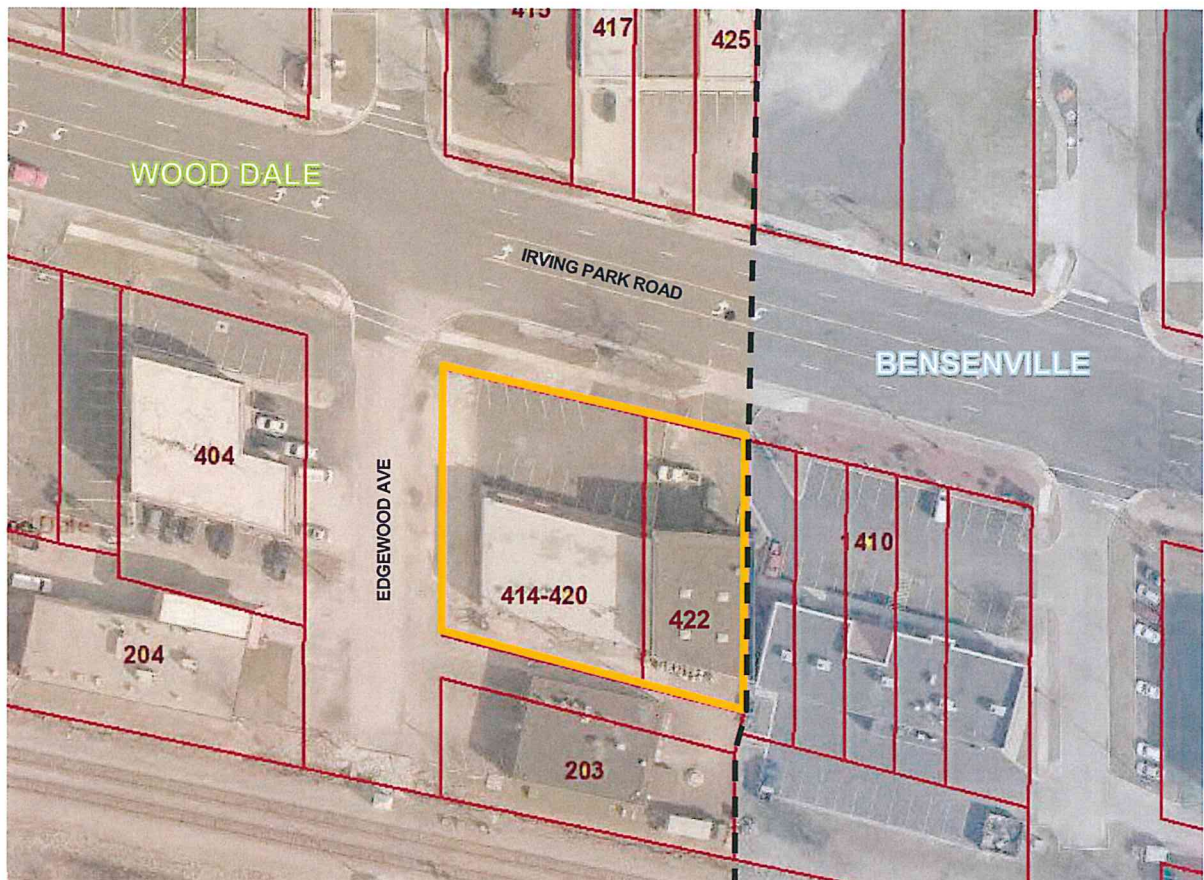
#### **Submittals**

The analysis and recommendation provided in this memo are based on the following documents, which are on file in the Community Development Dept. and attached as noted:

- Façade Improvement Program Application
- Proof of Ownership
- Plat of Survey (Exhibit A)
- Photos of the existing building (Exhibit B)
- Description of proposed improvements and detailed contractor cost estimates (Exhibit C)
  1. Façade Improvement quotes
  2. Parking Lot Reconstruction quotes
- Architectural Plans (Exhibit D)
- Site Engineering and Landscape Plan (Exhibit E)
- Auto turn Diagrams

## Project Description

The subject property is located at the southeast corner of Irving Park Road and Edgewood Ave, commonly known as 414-420 E Irving Park Rd. The site is approximately 0.29 acres in size and is improved with a one-story brick commercial building with four (approx. 1000sf each) tenant units and surface parking. Part of the parking lot improvements will also affect the property located at 422 E Irving Park Road which is approximately 0.15 acres in size and is improved with two-story brick & cinder block commercial building and surface parking. This building is occupied by Losecco Tile and Stone Design providing ceramic tile and granite countertop services (see the location map below).



The subject site is located within the C-3, Automotive Services zoning district established to provide a variety of auto oriented and service businesses. However, commercial uses generally including a wide range of retail, food service, service, office and repair businesses are also permitted in the C-3 district.

## Background

The applicant, who is the owner of 414-420 E Irving Park Road, intends to provide improvements to the subject site and the existing building including elevation updates. He has previously applied to the City for required zoning relief related to the parking lot reconfiguration. The public hearing was held before the Community Development



Commission in February of 2020 and received positive recommendation. The zoning variation requests will move forward to the Planning, Zoning and Building (PZB) and City Council along with the Façade Improvement Grant application being considered today. The property owner has also been working with the Community Development Department on building permits to update the interiors of the commercial units.

### **Façade and Site Improvements**

The proposed façade improvements include storefront improvements with construction of two new portico entrances with clay tile canopies, demolition of existing mansard roof and construction of raised parapet walls, staining of the brick, replacement/relocation of existing doors and windows, and installation of awnings

The scope of the site improvements includes elimination of one curb-cut on Irving Park Road, reconfiguration of the existing parking lot, proposed re-alignment of the sidewalk along Irving Park Road (pending IDOT permit approval), addition of landscaping, signage and site lighting. The intent is to provide shared access from Irving Park Road via the adjacent 422 E Irving Park Road property (Losecco Tile). The applicant has submitted draft parking lot easement and maintenance agreements which will be executed between the subject site and adjacent property. Mr. Losecco has submitted a written statement confirming that he is aware of this project and is in support.

In addition, the project includes modifications to the existing parking spaces along Edgewood Avenue. Currently, there are 10 parking spaces which encroach from the private property onto Edgewood right-of-way. The applicant is proposing reduction to 8 parking spaces to accommodate a new driveway for the subject site. The applicant also submitted a draft license agreement, since the parking spaces are partially on public property. This document is currently under review by City Attorneys.

Lastly, the applicant is proposing to construct a large trash enclosure behind the Asti Deli property in Bensenville (also owned by the applicant). This trash enclosure would serve the 4 commercial tenants of the subject site, Losecco Tile & Stone Design, as well as Asti Deli. Due to limited availability of open space behind the existing buildings, the proposed location provides an ideal solution to keep the trash receptacles screened from the public view.

### *Eligible Expenses*

The applicant received multiple proposals for the proposed façade renovation and site improvements, see Exhibit C. The project exceeds the minimum total construction value of \$10,000 and is eligible for reimbursement.

Per the Façade Improvement Program Policy, improvements that qualify for reimbursement include façade improvements that improve the appearance of the building by change of materials or colors, including painting. Replacement of doors and windows is also eligible, as well as renovation of entry features. Planting new landscaping is an eligible expense. However, items categorized as routine maintenance or improvements beyond the street facing façade/or areas visible from the public right-of-way are not eligible.



The following table lists the cost comparisons for the entire scope of the project. The applicant was not able to secure three separate estimates for each of the scopes of the project. There is only scope (traffic control) where only one quote was provided.

FAÇADE IMPROVEMENTS	Lowest Cost	Cost #2	Cost #2
Demolition	\$ 5,400.00	\$ 6,000.00	
Excavation and backfill	\$ 4,200.00	\$ 4,750.00	
Concrete	\$ 3,875.00	\$ 4,950.00	\$ 5,260.00
Masonry	\$ 12,950.00	\$ 15,400.00	\$ 15,900.00
Structural metal framing	\$ 15,301.00	\$ 16,750.00	Not bidding
Carpentry	\$ 7,450.00	\$ 9,625.00	Not bidding
Roofing	\$ 9,860.00	\$ 11,750.00	Not bidding
Glass and glazing	\$ 25,500.00	\$ 26,800.00	\$ 28,950.00
Stucco	\$ 20,750.00	\$ 21,875.00	\$ 22,800.00
Brick staining	\$ 6,275.00	\$ 7,400.00	\$ 8,250.00
Electrical	\$ 4,800.00	\$ 5,900.00	\$ 6,340.00
Awnings	\$ 8,999.00	\$ 10,550.00	
Architect <sup>1</sup>	\$ 18,770.00		
General conditions <sup>1</sup>	\$ 6,450.00		
Supervision <sup>1</sup>	\$ 8,750.00		
<b>TOTAL</b>	<b>\$ 159,330.00</b>		

PARKING LOT	Lowest Cost	Cost #2	Cost #2
Demolition	\$ 4,020.00	\$ 6,300.00	see below
Excavation and backfill	\$ 10,390.00	\$ 10,650.00	see below
Paving	\$ 19,100.00	\$ 45,995.00	see below
Concrete	\$ 9,605.00	\$ 18,500.00	\$145,500.00
Masonry	\$ 4,200.00	\$ 6,350.00	
Landscaping	\$ 5,060.00	\$ 6,400.00	
Signage	\$ 28,880.00	\$ 36,862.00	Not bidding
Electrical	\$ 6,500.00	\$ 9,300.00	
Storm sewer	\$ 700.00	\$ 1,350.00	
Trash enclosure <sup>2</sup>	\$ 8,450.00	\$ 10,790.00	
Traffic control <sup>3</sup>	\$ 3,585.00		
Site engineering <sup>1</sup>	\$ 10,980.00		
Building permit allowance <sup>4</sup>	\$ 5,000.00		
Light fixtures	\$ 3,200.00	\$ 4,750.00	
Supervision <sup>1</sup>	\$ 8,500.00		
General conditions <sup>1</sup>	\$ 9,450.00		
<b>TOTAL</b>	<b>\$ 137,620.00</b>		

<sup>1</sup> Fees related to architectural/engineering drawings and construction management may be eligible for reimbursement. SEEC to consider if these cost is eligible since only one quote was provided for each.

<sup>2</sup> Trash enclosure is an eligible cost under the program policy, however, the proposed structure is not highly visible from the public right of way. SEEC to consider if this cost is eligible.

<sup>3</sup> Only one quote provided for Traffic Control. SEEC to consider if this cost is eligible.

<sup>4</sup> The scope of the work is divided into multiple permits. Not all permit fees are available at this time as they will be dependent on the total square footage of improvement. The estimated permit fees provided.

*Existing Conditions*

Image below shows the front of the building, prior to the façade improvements. More images of existing conditions are included in Exhibit B, while the proposed final renovation illustrations are attached in Exhibit D.



*View of subject property looking south-east from Edgewood Ave*

**Façade Improvement Scoring**

CRITERIA	POINTS
<b>Visual Impact</b>	
<p><i>Improved curb appeal</i>                      The curb appeal of the property is being improved by redesigning of the front façade. The existing brick will be re-painted, windows/door removed and replaced and significant modifications to the roof are proposed. Additional landscaping is also being proposed. The intent is to make the building and site more inviting and modern.</p>	3
<p><i>Improved pedestrian experience</i>                      The proposed project will have fair improvement on pedestrian experience by addition of portico entries and awnings. Sidewalk along Irving Park Road will be relocated to better align with existing sidewalk sections on adjacent properties and to provide buffer from parking lot. New landscaping, signage and lighting is also being installed providing pedestrians with visual appeal.</p>	2



<i>Significant visual improvements</i> The proposed modifications include a significant change to the front elevation which has visibility from Irving Park Road. The roof line will be modified and two new portico entrances with clay tiles will be installed as entry points.	3
<b>Financial Impact</b>	
The proposed improvements are not limited to the façade improvement renovation eligible for grant funding. The interior of the building has been undergoing significant renovations. The applicant is leveraging more private investment than required to obtain grant funding.	3
The proposed project is part of a larger project that improves both the façade and site. In addition to the façade and site improvements, the applicant is also updating the interior of the commercial units.	3
<b>Property Use</b>	
The commercial building consist of space is used for a variety of retail operations. There are a total of 4 units.	4
Points Total:	18

When asked to submit a façade improvement scoring sheet, the applicant scored their projects at 16. The scoring discrepancy was caused by the applicant not selecting the correct answer under the Fiscal Impact question.

## **RECOMMENDATION**

Staff recommends to enter into a grant agreement to reimburse the applicant fifty percent (50%) of eligible costs. The Streetscape and Economic Enhancement Committee is asked to verify the eligible costs. Based on the lowest estimate provided by the applicant, and excluding the potentially ineligible costs (trash enclosure, traffic control, architect/engineer fees, supervision, general conditions), the total reimbursement value shall not exceed one hundred eleven thousand seven dollars and fifty cents (\$111,007.50) (or 50% of \$222,007.50). Staff's recommendation is based on the eligibility of the project and the façade improvement scoring criteria, which totaled to 18 points. The project exceeds the \$10,000 minimum cost valuation requirement, the property is greater than 30 years old and the proposed improvements fall under the façade improvement and renovation category of improvements.