

downtown knoxville

Central Business Improvement District

Knoxville CBID Management Corporation Board of Directors Meeting

February 22, 2010
11:30 a.m.

AGENDA

- I. Welcome
- II. Approval of Minutes
 - A. January 25, 2010 Board of Director's Meeting
 - B. February 1, 2010 Special Called Board of Director's Meeting
- III. Chairman's Report
- IV. Treasurer's Report
- V. Director & Marketing Coordinator Reports
- VI. Committee Reports
 - A. Development Committee – façade grants
 - B. Marketing Committee – marketing grant
- VII. Old Business
 - A. Letter to TDOT regarding design for Henley Street Bridge
- VIII. New Business
 - A. Discussion of Request from Tim Hill & David Dewhirst
 - B. Strategic Planning Process/Budget
- IX. Public Forum
- X. Adjournment

**Central Business Improvement District
Development Incentive Grants**

	Date Approved	Name	Amount	Signed	Expires	Paid
FY05-06						
	3/29/2006	Beth & Jake Breazeale	12,708.00	✓	9/30/2009	10/29/2009
	3/29/2006	Tom Grace & Mark Heinz	25,000.00	✓	9/29/2007	8/24/2007
	3/29/2006	Larsen Jay & Patrick Hunt	9,876.00	✓	9/29/2007	3/9/2007
			<u>47,584.00</u>			
FY06-07						
	12/20/2006	Crimson Inferno, LLC	25,000.00	✓	6/30/2010	Canceled
	12/20/2006	Julie Belcher	13,373.00		6/20/2008	Canceled
	12/20/2006	Brian Pittman	25,000.00	✓	6/30/2010	
			<u>63,373.00</u>			
FY07-08						
	6/25/2008	500 Block, LLC	25,000.00	✓	12/25/2009	6/25/2009
	6/25/2008	500 Block, LLC	12,480.00	✓	12/25/2009	6/25/2009
	6/25/2008	500 Block, LLC	15,000.00	✓	12/25/2009	6/25/2009
	6/25/2008	Southeastern Glass Bldg, LLC	25,000.00	✓	12/25/2009	
	6/25/2008	John Sanders and Brandon Pace	17,820.00	✓	12/25/2009	
	6/25/2008	Kevin and Melinda Grimalac	14,478.00	✓	12/25/2009	8/14/2008
	6/25/2008	Testerman, Testerman and Buckner, LLC	25,000.00	✓	12/25/2009	8/28/2008
			<u>134,778.00</u>			
FY08-09						
	3/25/2009	David Ewan	40,000.00	✓	9/25/2010	12/16/2009
	3/25/2009	Glenn Laiken, Inc	40,000.00	Canceled	Resubmitted as catalyst	
	3/25/2009	Ratik Hanna	15,972.00	✓	9/25/2010	
	3/25/2009	Emery Place Partners	11,916.00	✓	9/25/2010	
	3/25/2009	Emery Place Partners	20,160.00	✓	9/25/2010	7/10/2009
	3/25/2009	Dewhirts Prop	40,000.00	✓	9/25/2010	
	3/25/2009	The Gallery Group	40,000.00	Hold	9/25/2010	
			<u>208,048.00</u>			



CENTRAL BUSINESS IMPROVEMENT DISTRICT Development Incentive: Façade Application Guidelines

The Development Incentive Program of the CBID was created to provide a flexible source of funds to assist in making projects happen that add to downtown's vitality. The Development Committee was created to review and evaluate requests for funds and to make appropriate recommendations to the CBID Board of Directors for their consideration. Proposals are selected based on their ability to create or enhance activity and benefits for buildings located within the CBID.

Guidelines

Each request is assessed individually based on information received in response to the following Development Incentive Application.

1. Application must be accompanied by a copy of the project's plans and budget; incomplete applications will not be accepted. Drawings must include square footage detail for the area(s) in which you are requesting a grant.
2. Only permanent improvements are eligible for applications. The project must meet the Secretary of Interior's Standards for Rehabilitation (Historic Preservation), Downtown Knoxville Design Guidelines (D1) and/or Historic Zoning Guidelines (H1). Applications are due in our offices by April 5, 2010 and will be awarded at the May 24th CBID Board of Director's meeting.
3. Payment of the approved grant will occur upon completion of the improvements in accord with the application approved by CBID. Project should be started within nine months of approval and completed within 18 months of grant approval or may be released to other applicants. Grant will be subject to an extension(s) by the Development Incentive committee if necessary.
4. For projects that involve renovations of the façade only, the grant shall be monetary sum equal to six (6) times the area (in square feet) of the building façade(s) facing a public street. The minimum grant for renovations of a façade only shall be \$5,000 assuming the renovation cost was more than \$5,000.
5. Grants are non-transferrable if the building is sold.
6. The maximum sum of any and all façade grant(s) for a particular building in any event shall be \$25,000 or \$40,000 on projects which include retail on the first floor.
7. For projects that involve renovations of the entire building, the grant shall be a monetary sum equal to twelve (12) times the area (in square feet) of the building façade(s) facing a public street (not alley).
8. Projects that include retail on the first floor may receive an additional incentive. Projects can add an additional grant (on top of the \$6 or \$12 incentive) of \$15 per square foot of the first floor (retail) façade. Funds may be dispensed in separate payments; after façade improvements completion, after interior improvements and/or after tenant-ready space (retail space) is completed.
9. CBID shall not disburse funds on a project unless all City of Knoxville and Knox County property taxes and CBID assessments are current.