



**ST. LOUIS DEVELOPMENT CORPORATION
IN PARTNERSHIP WITH
THE COMMUNITY DEVELOPMENT ADMINISTRATION**

**2018 NEIGHBORHOOD COMMERCIAL DISTRICT
IMPROVEMENT PROGRAM**

REQUEST FOR PROPOSALS
For Individual Buildings and Business Owners

Issue Date: July 11, 2018

Proposal Deadline: **5:00 p.m. CST, Friday, August 17, 2018**

Applications and Instructions available online at www.sldefacade.org/RFP

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Opening Statement

The Neighborhood Commercial District Improvement (NCDI) Program is soliciting proposals from qualified business owners, commercial building owners, and commercial districts to secure loan/grant¹ funding to enhance exterior appearance of commercial buildings and supporting the beautification of commercial districts. The goal of the NCDI Program is to provide loans/grants in targeted Neighborhood Revitalization Strategy Areas (NRSA)² as identified by the Community Development Administration (CDA).

NCDI is administered by the St. Louis Development Corporation (SLDC) and funded by the Community Development Block Grants Program (CDBG). The intent of this program is to provide an investment incentive in the targeted footprint focusing on low-moderate income (LMI), predominantly residential communities. With this purpose in mind, CDA and SLDC have committed \$1 million in façade/public improvement funding and designed this program to assist in development in communities that have experienced decades of disinvestment. Further, SLDC seeks to achieve the additional objective of providing support for on-going planning and community efforts in key redevelopment areas, and for preservation of existing historic resources and community character through appropriate building treatment and design.

The NCDI makes available dollar-for-dollar matching loans/grants, up to a maximum loan/grant of \$20,000 per project, to assist with exterior rehabilitation of eligible commercial and mixed-use structures. A typical loan/grant is usually under \$10,000. Under special circumstances, additional funding levels may be awarded to projects that satisfy established criteria¹. Sources of match and other private investment may include cost of labor and materials, owner/tenant labor, and capital improvement expenditures within the past three (3) years (requires adequate documentation).

Loans/Grants will be awarded to well-designed facade improvements, visible from the street, that provide a public benefit. Building improvements may include, but are not limited to: awnings, entrance doors, windows, painting, signage, exterior lighting, storefront renovations, fencing, outdoor dining enhancements, parking lot improvements, building cleaning to enhance the historic nature of the building, tuckpointing/masonry work undertaken in conjunction with another eligible scope of work.

The evaluation and ranking of proposals will consist of three phases. Phase 1 is the Applicant's response to this Request for Proposals (RFP). For Phase 2, a review committee will rank and score the Proposals based upon the evaluation criteria. SLDC will initially select a number of Applicants to

¹ Refer to section "Grants and Loans" for more information on the special circumstances.

² Refer to "2018 Target Areas & Priorities"

proceed to Phase 3. Applicants will be required to meet all the defined standards of the program qualification.

This RFP does not obligate SLDC to complete the selection and contract award process. SLDC reserves the right to: 1) accept or reject any and all Proposals; 2) request additional information from any or all Applicants to assist SLDC in its evaluation process; 3) amend or withdraw this RFP prior to the announcement of the selected Applicants; 4) waive any informalities and 5) award loans/grants to any number of Applicants. In case of an amendment to the RFP, all Applicants will be provided with a copy of such amendment(s) and can be afforded the opportunity to revise their Proposals in response to the RFP amendment(s).

Eligibility

Eligible Businesses / Buildings in a NRSA

Eligible Applicants must meet the following criteria:

- a. Building must be commercially zoned and serve a commercial use, or be granted a zoning variance for commercial use.
- b. Building must be currently occupied by compliant business(es)³. [1] If not currently occupied by a business(es), the Applicant must show proof of intent to occupy and/or lease the property to a compliant business(es). Business(es) must occupy the improved building within 30 days of façade work completion.
- c. Applicant(s) must be up-to-date on all applicable City licenses, fees and taxes. If applicant needs assistance meeting eligibility requirements with permits, license, or taxes they are encouraged to contact the SLDC Business Assistance Center (314-622-4120).
- d. Proposals must comply with the City's Strategic Land Use Plan and any applicable building code, zoning requirements and historical design guidelines for the area.
- e. Project site must pass an environmental review, per CDBG funding requirements. The City administers the preliminary review at no cost to the Applicant.
- f. All program Applicants must fully comply with all applicable HUD rules and regulations governing CDBG funding.
- g. SLDC reserves the right to accept, reject or require modifications of any application.

Eligible Businesses / Buildings Outside of a NRSA

In addition to meeting the above criteria, businesses/buildings located outside of designated NRSA must meet the following criteria:

- a. Property must be in a predominantly residential area (at least 51% residential within a 1-mile radius)⁴

³ Refer to Section "Ineligible Businesses/Buildings to determine if a business is compliant.

⁴ Applicants within NRSAs must also be in a predominantly residential area (at least 51%)

- b. Property must be in a predominantly low-to-moderate income (LMI) area, as determined by the most recent U.S. Census available in the City's database (at least 51% LMI within a 1-mile radius)⁵

Ineligible Businesses / Buildings

CDBG funding cannot be spent on the portion of a commercial building used for the following activities/business:

- a. Schools and institutions, religious or political organizations.
- b. Retail business(es) that sell over 75% of their product as alcohol, tobacco or firearms.
- c. Businesses specializing in sub-prime interest monetary activities to the unbanked or under-banked, are ineligible for program participation.
- d. Freestanding buildings that have been in existence for less than one year.
- e. Buildings or businesses that have nuisance cease-and-desist orders, legal or major code violations, or any open law enforcement investigations within one year of application.
- f. Buildings, or the portion of a building, serving a residential use.
- g. Publicly held properties not leased for business purposes.
- h. Past program participants at the same previously-assisted building façade location unless three years have expired.

Exemptions for Ineligible Businesses / Buildings

Exemptions may be considered on a case by case basis. Considerations include:

- a. Businesses/Buildings that are not in a NRSA but are part of a targeted redevelopment area or special assessment district that has undergone/is undergoing redevelopment planning, considerable redevelopment activity, and/or is over 75% renovated or redeveloped, and ineligibility would jeopardize completion of area redevelopment;
- b. Past program participants may qualify for funding only if the project is part of a targeted redevelopment area or special assessment district that has undergone/is undergoing redevelopment planning, considerable redevelopment activity, and/or is over 75% renovated or redeveloped, and ineligibility would jeopardize completion of area redevelopment;
- c. Neighborhood bars can meet criteria as a community asset in special circumstances, such as, part of a larger redevelopment plan that is undergoing considerable redevelopment activity. However, if no prepared food is offered, applicant must match a minimum of 50% of facade improvement project costs;
- d. Businesses that are not located in a NRSA may meet criteria as a community asset if they provide direct services to low-to-moderate income individuals and families including, but not limited to, childcare providers, at-risk youth service programs, healthy corner stores, economic and social development; and
- e. The NCDI reserves the discretion to accept, reject or request modification to any application. If an Applicant is located outside the designated target NRSAs, the Applicant may request an exemption. The request shall be made to the NCDI in writing as part of the applicant's response to the RFP and shall detail reasons why an exemption should be made.

⁵ Applicants within NRSAs must also be in a predominantly low-moderate-income area (at least 51%)

Eligible Improvements

Improvements and Façade features may include, but are not limited to, the following to be eligible for NCDI assistance. All proposed improvements must be completely visible from the property's street elevation. Exceptions include parking lot improvements and Americans with Disabilities Act (ADA) enhancements.

- a. Improvements must:
 - i. Improve the appearance of the building, as determined by the Neighborhood Business Development (NBD) Team,
 - ii. Follow Section 106 historic design guidelines per CDBG requests, and/or
 - iii. Be necessary to maintain the historic façade of the structure resulting in additional costs, not otherwise encountered with a non-historic building.
- b. Improvements may include, but are not limited to:
 - i. Awnings, entrance doors, windows, painting, signage, exterior lighting, storefront renovations, fencing, outside dining enhancements, parking lot improvements, building cleaning to enhance the historic nature of the building, tuckpointing/masonry work undertaken in conjunction with another eligible scope of work, removal of accessibility barriers, landscaping.
 - ii. Note: NCDI will reimburse fees associated with required structural evaluation and/or professional design and engineering services, e.g. professional architectural drawings, Board of Public Service appeal fees, Cultural Resources hearing fees. Fees will be reimbursed up to fifty-percent (50%) or a maximum \$500.00 whichever is lesser. Fees will be reimbursed only if the project is completed and funds have been allocated and approved.
- c. Improvement plans are subject to the approval of the Façade Committee and must meet CDBG requirements. To be eligible for reimbursement, no work may be performed until approved by the Façade Committee and until a Notice to Proceed has been given from NBD. Work that has been commenced prior to NBD approval is not eligible.

Ineligible Improvements

Generally, expenses related to the following activities are not eligible for reimbursement under the NCDI:

- a. Improvements that violate the criteria outlined in the established NCDI Guidelines or that require concealment or removal of historic fabric and/or design detail;
- b. Alterations that decrease accessibility for persons with disabilities;
- c. Creation/Installation of non-historic window and door openings except where required to provide accessibility for persons with disabilities;
- d. Enclosure of existing historic window and door openings;
- e. Roof structural repair/replacement/reconstruction;
- f. Installation of security gates or bars on window or door openings;
- g. Improvements to the building interior;
- h. Gutters, downspouts, routine tuckpointing/masonry work;
- i. General repairs and/or repairs/improvements on a side of the building that is not completely visible from the building's street elevation; and/or
- j. Work under construction or completed prior to grant contract application with the NCDI program.

2018 Target Areas & Priorities

The NCDI program is focusing on areas of the City of St. Louis that will compliment targeted areas as identified by the original 2015-2019 Consolidated Plan. The identified NRSA neighborhoods coincide with the geographic areas of focus for other SLDC initiatives as well as coordination with other City agencies and local redevelopment efforts. Our plan identifies several specific target corridors below for focused commercial development activities to serve as a nucleus of commercial development, and we are committed to working with the community to identify others.

Neighborhood Revitalization Strategy Areas and Hubs

(Refer to overview map and individual maps of Neighborhood Revitalization Strategy Areas)

NRSA and Hubs are identified as the listed areas below:

North NRSA - Baden, North Pointe, and Walnut Park West Neighborhoods

Hubs

- West Florissant - Riverview to Goodfellow
- Riverview – Lillian to West Florissant
- Riverview Circle Intersection
- North Broadway - Switzer to Pehlman
- Lillian - Riverview to Goodfellow

Northwest NRSA - Wells-Goodfellow, Hamilton Heights, Kingsway East and Kingsway West Neighborhoods

Hubs

- Martin Luther King, West Hub - Union to Skinker
- Martin Luther King, East Hub - Marcus to Union
- Union - Natural Bridge to Martin Luther King
- Natural Bridge - Marcus to Kingshighway

North Central NRSA - Greater Ville, Ville, parts of Jeff Vander Lou, Vandeventer, Lewis Place, and Fountain Park Neighborhoods

Hubs

- Martin Luther King, NC Hub - North Grand to Marcus
- Kingshighway - Delmar to Martin Luther King
- Delmar - Taylor to Kingshighway
- Natural Bridge - Fair to Marcus
- North Grand - Natural Bridge to Martin Luther King
- Vandeventer - MLK to Delmar

Near Northside Choice NRSA - Coincides with established Near Northside Choice Neighborhood Footprint, Old North St. Louis and St. Louis Place Neighborhoods

Hubs

- North Florissant - 19th to Madison
- North Florissant Intersection - Cass & 14th
- 14th Street Mall
- Jefferson - Cass to Palm

Southeast NRSA⁶ - Bevo Mill, Dutchtown, Gravois Park, and Mt. Pleasant Neighborhoods

Hubs

- Cherokee – Jefferson to Compton
- Chippewa – Jefferson to Virginia
- Morgan Ford – Chippewa to Walsh
- Gravois – Beethoven to Christy
- South Grand – Gravois to Osage
- South Grand & Meramec intersection Meramec east to the block just east of St. Anthony
- Virginia – Meramec to Walsh
- South Broadway – Osceola to Chippewa
- Jefferson Intersections at Potomac & Miami

Sitemaps

Neighborhood Revitalization Strategy Areas (NRSAs)

- North NRSA
- Northwest NRSA
- North Central NRSA
- Near Northside Choice NRSA
- Southeast NRSA
- Major Commercial Corridors

2018 Project Funding

Individual Business & Building Projects

Project funding will be awarded through a competitive RFP process. Generally, projects will be reviewed and rated according to the responsiveness of the proposal requirements.

⁶ The Southeast NRSA is not approved by HUD.

All loans/grants will be awarded in the form of a 0% interest year declining balance reimbursement loan/grant for eligible expenses. Loans/grants shall be forgiven after a period of two (2) years from date of receipt for project costs up to a maximum of \$4,999. Loans/grants greater than \$5,000 shall be forgiven after a period of five (5) years from date of receipt.

Prioritization

Funding is prioritized for properties located in the areas listed below⁷, in the following order:

- a. NRSA Hub
- b. NRSA
- c. Major Commercial Corridor
- d. Projects located in other eligible LMI areas.

Funding Level

Grants/Loans

Facade grants/loans may be available up to \$20,000 based on funding availability and applicants meeting the basic eligibility requirements.⁸

Funding Percentage

Eligible applicants that meet the following criteria may apply for 100% funding. Property must be located in a:

- a. NRSA Hub⁹
- b. NRSA with 66% or greater LMI
- c. Major Commercial Corridor with 66% or greater LMI¹⁰
- d. Projects that have made significant private investments within the past three (3) years, that are equal to or greater than the grant amount.
- e. Note: Eligibility does not guarantee that a specific project will be funded at one-hundred percent (100%)

All other eligible projects may be considered for partial funding. The balance must be paid with private investment. Typically, projects will be funded at fifty percent (50%). The funding percentage will be determined by NBD and driven in part by funding availability.

⁷ Refer to attached maps.

⁸ Refer to "Eligibility"

⁹ Refer to "Neighborhood Revitalization Strategy Areas and Hubs" and the individual NRSA maps.

¹⁰ Refer to map of Major Commercial Corridors.

Private investment is defined as:

- a. Actual dollars contributed by client to off-set CDBG funds; or
- b. Financial investments in applicable business or building costs within three (3) years of NCDI program participation (i.e. new business start-up costs; recent privately funded interior or exterior improvements).
- c. Proof of recent private investment must be provided with submission of Proposal Application Profile such as paid invoices and/or receipts.

Evaluation Criteria

The category and basic evaluation criteria are listed below. See attached Project Rating Sheet for specific evaluation questions/rating protocols.

Location:

- *Within a targeted area according to priorities outlined. (1-20 pts)*
- *An area serving low-moderate income residents. (5-15 pts plus possible 5 bonus pts)*

Type of business:

- *Provides goods and services to the local residents. (0-10 pts)*
- *Bonus for grocery stores providing 75% of products as produce, food products and staples. (10 bonus pts)*

Proposal:

- *A realistic scope of work. (0-15 pts)*
- *A realistic budget. (0-10 pts)*
- *Private investment. (4-10 bonus pts)*

Impact:

- *In an area with other proposed improvements. (0-10 pts)*
- *Impacting more than one business. (3-10 pts)*
- *Visual impact. (0-10 pts)*

Proposal Instructions

Upon review of the information included in this RFP, Applicants must complete the Proposal Application Profile and provide the information included in the checklist along with the signed Acknowledgement and Certification Form. Missing or incomplete information may prohibit Applicant from consideration or award of funding.

Program Schedule for Proposals

- | | |
|---|-----------------------------|
| <input type="checkbox"/> RFP Released | July 11, 2018 |
| <input type="checkbox"/> Community Forums | See below |
| <input type="checkbox"/> Proposals Due | August 17, 2018 |
| <input type="checkbox"/> Proposal Review | August 20-September 7, 2018 |
| <input type="checkbox"/> Public Announcement of Proposals | September 10, 2018 |

Community Informational Sessions, Questions and Inquiries

Three public informationals will be held for Applicants to ask questions and learn more about the Program and Proposal process. Questions and responses from these forums will be posted to the *Frequently Asked Questions and Answers page* on our website (www.sldcfacade.org/FAQ) by August 10, 2018.

Community Informational Sessions will be held:

Wednesday, July 25, 2018, 6 p.m. at O'Fallon Park Rec Complex, 4343 West Florissant Ave., 63115

Tuesday, July 31, 2018, 2 p.m. at William J. Harrison Center, 3140 Cass Ave., 63106

Monday, August 6, 2018, 10 a.m. at Thomas Dunn Learning Center, 3113 Gasconade St., 63118

All other questions related to the proposal forms funding allocations, and supporting documentation for RFP response must be submitted in writing no later than August 8, 2018 by email to Facade@stlouis-mo.gov. Neighborhood Business Development (NBD) will provide answers in writing and post *Frequently Asked Questions and Answers* on the website (www.sldcfacade.org/FAQ) by August 10, 2018. **No questions will be taken or answered by mail, telephone or by direct contact with a NBD staff person.**

Checklist

For a proposal to be considered complete, the following items and attachments if appropriate and available, documents are required. Information that does not apply to your application or project must be clearly marked NA (not applicable).

- I. Signed Acknowledgement and Certification Form (page 13 of RFP)
- II. Proposal Application Profile (page 14-17 of RFP, page 19, if applicable)
- Attachments**
 - Photo(s)* of property and building facades where improvements are proposed and examples of the types of improvements being sought, if available.

- Lease(s), if applicable* Include leases for applicants who are tenants applying for the Program. If applicant is a property owner, include leases or intent to lease letters for tenants where improvements are specific to the tenants.
- Letter of support from building owner, if applicable.* If applicant is tenant and does not own the property.
- Sketches, drawings, Architectural/Engineering documents* – not required
- Environmental Site Assessment Report(s), if applicable and if available* – not required
- IRS Determination Letter of 501(c) status, if applicant is a non-profit*
- Copies of support for Private Investment from improvements made in the last three (3) years, if applicant property is located outside a NRSA.*

Submittal Instructions

Online, emailed, faxed, mailed and hand delivered applications will be accepted. All proposals received after the closing date/time of **5:00 p.m. CST on Friday, August 17, 2018** will not be reviewed and will be returned to the Applicant. **NO** exceptions will be granted.

Completed applications and supporting documents can be submitted via:

- Online at www.sldcfacade.org/RFP
- Email to Facade@stlouis-mo.gov with subject “Façade Application”
- Fax to 314-613-7011, attention: Façade Application
- Mail or hand-delivery to :
 Façade Application
 Attn: Leonard Johnson
 1520 Market Street, Suite 2000
 St. Louis MO 63103

Applicants are encouraged to keep a copy of their Proposal submission. SLDC is not responsible for lost, misdirected or applications not received by the deadline. Applicant may consider certified mail, if they are concerned that response will not be delivered. If delivered by mail, and received after the deadline, the packet must be postmarked. Failure to postmark shall result in disqualification.

SLDC is an equal opportunity agency (employer). Minority participation is encouraged.

I. ACKNOWLEDGEMENT AND CERTIFICATION

By signing below, the undersigned acknowledges and certifies the following statements:

1. The undersigned is a duly authorized agent of the business in concern.
2. Proposals must be received by NBD no later than **5:00 pm CST on August 17, 2018**. Proposals received after the deadline will not be eligible for 2018 funding.
3. SLDC reserves the right to accept or reject any or all proposals or any portion thereof without incurring any obligation towards applicants.
4. All materials submitted to SLDC shall be subject to the Missouri Public Records Law, with the following exceptions: late applications or requests for funding for projects that are not a part of this solicitation will be returned to the Applicant without further review, and materials not requested as part of the application packet will be discarded.
5. False statements or misrepresentations in a proposal to obtain federal funds will automatically disqualify an Applicant. If false statements or misrepresentations are discovered after CDBG funds are awarded, the funds and contract will be in default and SLDC may declare all or any part of the funds paid out immediately due and repayable and the contract voided.
6. Contract awards are subject to receipt by the City of St. Louis of sufficient CDBG funds from the U.S. Department of Housing and Urban Development. Should the availability of federal funds for this Request for Proposals be reduced, SLDC may, in its discretion, amend CDBG contracts to conform to available funding.
7. Applicant understands that conditional awardees will be required to certify that there are no conflicts of interest that will arise through the use of the Federal funds awarded.
8. Applicant must not have delinquent federal, state, or local taxes and must remain compliant throughout the project, if approved to proceed.
9. Applicant must be in good standing with the State of Missouri and City of St. Louis including registration with the Secretary of State, the City business license and occupancy requirements, and must remain compliant throughout the project, if approved to proceed. Occupancy and license, if not approved prior to the project, must be approved and issued within 30 days of project construction completion.
10. Applicant understands that completion of this application and/or approval to move forward does not guarantee funding until approval of NBD after bid process. Any funding awarded at that time, will only be paid if the project meets all rules and regulations of the program.

I acknowledge the statements above and certify the information contained in this proposal is true and correct. I further understand material omission or false information contained in this proposal constitutes grounds for disqualification and possible requirement to repay funds awarded.

Authorized Signature: _____ Date: _____

Typed Name and Title: _____

Applicant: _____

Business Owner Property Owner Business or Commercial District

Proposal Prepared by: (name) _____

II. PROPOSAL APPLICATION PROFILE

Information that does not apply to your application or project must be clearly marked NA (not applicable).

For Building Owner or Tenant Applicants

Project Name

Address of Project: (street address) _____ (zip code) _____

Property Owner

*A signed Letter of Approval of property owner is required for business applicants who do not own the property

Property Owner: _____

Owner Contact: _____

Owner Address: (street address) _____

(city, state, zip) _____

Owner Phone: (_____) _____ cell work home

Owner Email: _____

Federal ID: _____

Type of entity: Individual Partnership Corporation LLC Other _____

Does Owner have a St. Louis City Business License? Yes No

Business Owner

* For multi-tenant buildings and when more than one business is impacted by the improvements, complete the form on Page 18 for each additional business.

Business: _____

Business Contact: _____

Business Address: (street address) _____

(city, state, zip) _____

Business Phone: (_____) _____

Business Contact Phone: (_____) _____ cell work home

Business Contact Email: _____

Federal ID: _____

Type of ownership entity: Individual Partnership Corporation LLC Other _____

Is business Minority-owned Woman-owned Not for Profit (attach IRS letter)

Type of business: (retail, restaurant, etc.) _____

Type(s) of products or services provided: _____

Is the business a grocery store with 75% food products, produce and staples? Yes No

Number of employees (full time equivalent): _____

Will employees be added upon completion of project? If so, how many _____

Website: _____

Year Business was established at this location: _____

Total years in business (at this or at previous location) _____

Does Owner have a St. Louis City Business License? Yes No

Project Proposal

* Application for improvements does not guarantee all will be approved and funded.

Individual Business/Building Improvements

If requesting more than one improvement, number them with 1 being your highest priority.

- | | | | |
|--------------------------------------|-----------------------------------|--|---|
| <input type="checkbox"/> Awning(s) | <input type="checkbox"/> Signage | <input type="checkbox"/> Painting | <input type="checkbox"/> Window(s) and/or Door(s) |
| <input type="checkbox"/> Fencing | <input type="checkbox"/> Lighting | <input type="checkbox"/> *ADA Improvements | <input type="checkbox"/> Storefront Renovation |
| <input type="checkbox"/> Parking Lot | | | |

*ADA – American with Disabilities Act

Describe the improvements and how the improvements to your building, business or commercial district will improve the economic vitality of the area where it is located.

Estimated Total Cost of Improvements: \$ _____

Estimated Owner/Private Investment, if applicable \$ _____

Amount of Funding Requested: \$ _____

For Individual Project Applicants: Has the applicant or business(s) at this location received any funds from the NCDI Program in the past at this or another location? Yes No
If yes, list when, where, describe project(s) and amount of funding.

Other Nearby Projects: Is the applicant aware of other nearby businesses that have received funds previously or are responding to this RFP to apply for funding? Yes No
If yes, list the business name and address and whether they are a past recipient or applying.

Other Comments

Provide any comments regarding the application that you feel are pertinent to being selected for funding under this Request for Proposals. Attach additional page if necessary.

Attachments Checklist

For a proposal to be considered complete, the following attachments of appropriate, available documents is required.

- Photo(s)* of property and building facades where improvements are proposed and examples of the types of improvements being sought, if available.
- Lease(s), if applicable* Include leases for applicants who are tenants applying for the Program. If applicant is a property owner, include leases or intent to lease letters for tenants where improvements are specific to the tenants.
- Letter of support from building owner, if applicable.* If applicant is tenant and does not own the property.
- Sketches, drawings, Architectural/Engineering documents* – not required
- Environmental Site Assessment Report(s), if applicable and if available* – not required
- IRS Determination Letter of 501(c) status, if applicant is a non-profit*
- Copies of support for Private Investment from improvements made in the last three (3) years, if Applicant's property is located outside a NRSA.*
- Additional Business(es) Information, if applicable.*

Proposals will be reviewed and scored by a panel. Refer to the “*Evaluation Criteria*” for information on categories to be reviewed and point range of ratings.

Additional Business Owners

* For multi-tenant buildings and when more than one business is impacted by the improvements, complete this sheet for each additional business.

Business # ____: _____

Business Contact: _____

Business Address: (street address) _____

(city, state, zip) _____

Business Phone: (_____) _____

Business Contact Phone: (_____) _____ cell work home

Business Contact Email: _____

Federal ID: _____

Type of ownership entity: Individual Partnership Corporation LLC Other _____

Is business Minority owned Woman owned Not for Profit (attach IRS letter)

Type of business: (retail, restaurant, etc.) _____

Type(s) of products or services provided: _____

Number of employees (full time equivalent): _____

Will employees be added upon completion of project? If so, how many _____

Website: _____

Year Business was established at this location: _____

Total years in business (at this or at previous location) _____

Does Owner have a St. Louis City Business License? Yes No



Map for the Planning Inclusion Diagnostic not for use for official purposes. Accuracy is not guaranteed. All information is for informational purposes only. This presentation is for informational purposes only and does not constitute an offer of any financial product or service. The information is not intended to be used for any purpose other than the provision of the City of St. Louis Planning & Community Development Department. © 2014 City of St. Louis. All rights reserved.

Neighborhood Revitalization Strategy Areas and HUBS

NORTHWEST NRSAs



Neighborhood Revitalization Strategy Areas and HUBS

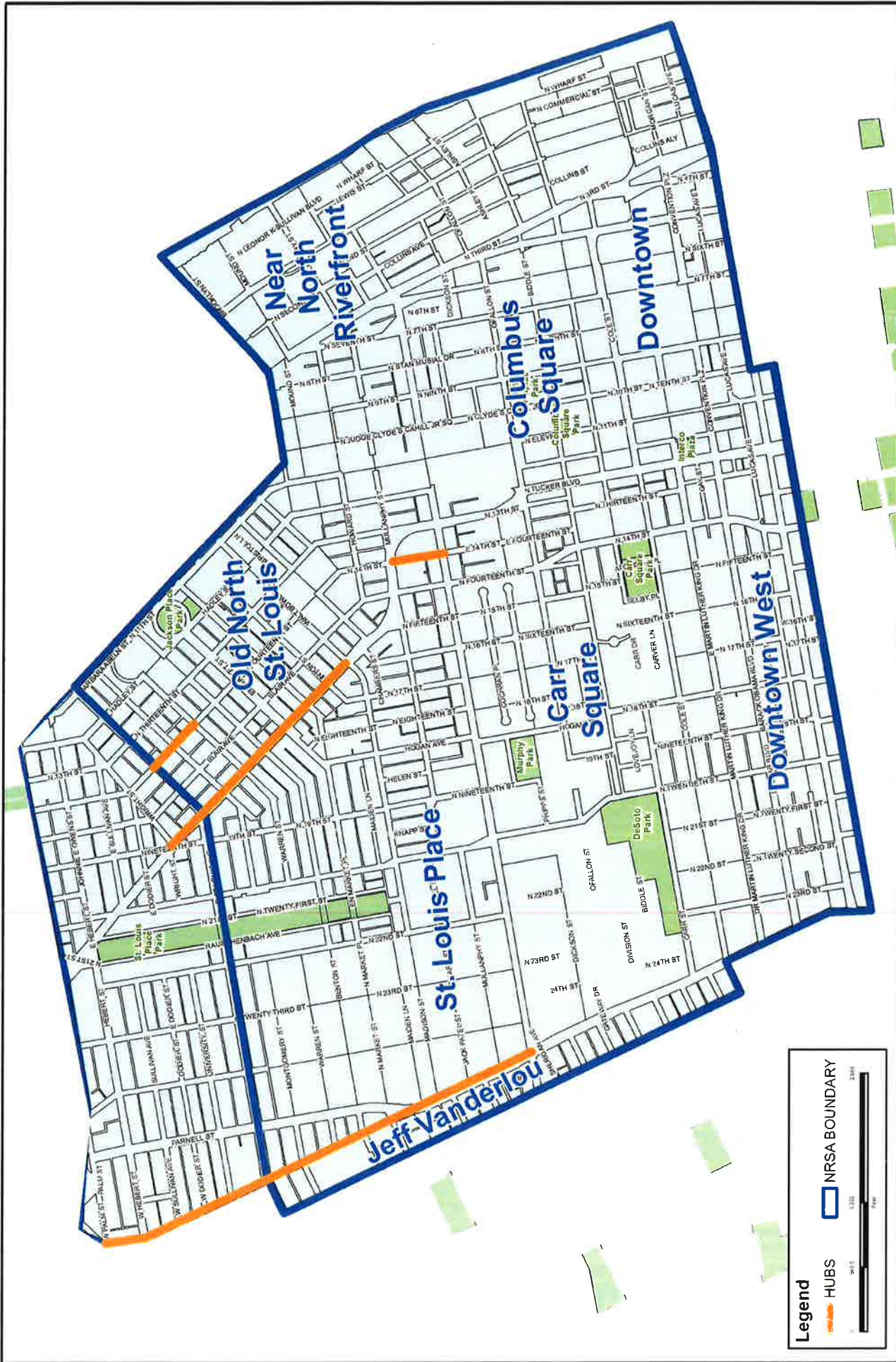
NORTH CENTRAL NRSA

Includes all of Jeff Vanderlou Neighborhood



The Planning Department and the Office of the Mayor are pleased to announce the release of the Neighborhood Revitalization Strategy Areas and HUBS. The information is intended to provide transparency and accountability to the public regarding the City's efforts to revitalize neighborhoods and improve the quality of life for all residents.

MAP FILE ADDRESS: NORTH-CENTRAL NRSA

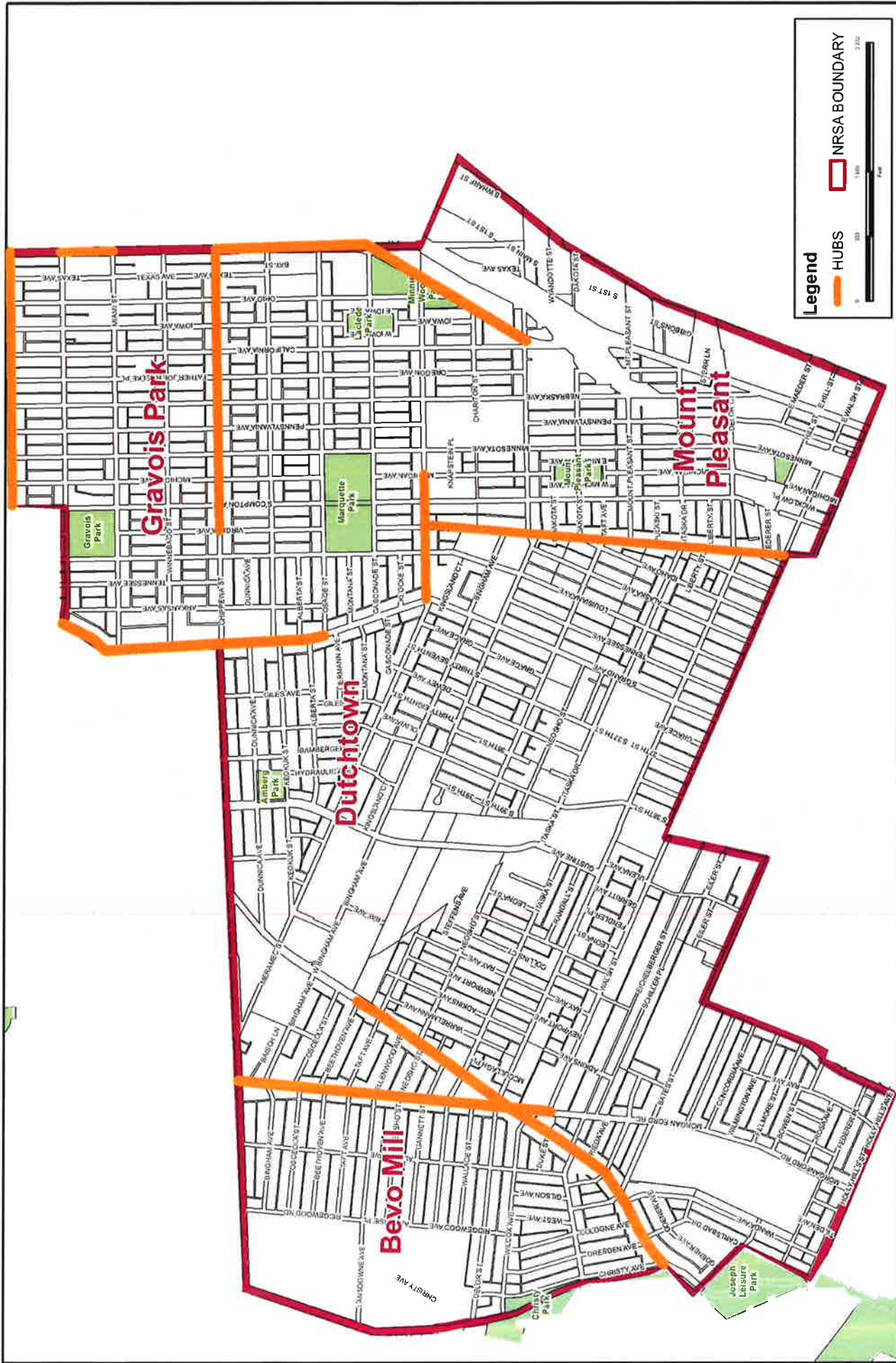


Neighborhood Revitalization Strategy Areas and HUBS

NEAR NORTHSIDE CHOICE NRSA

Includes all of St. Louis Place & Old North St. Louis Neighborhoods





Neighborhood Revitalization Strategy Areas and HUBS SOUTHEAST (proposed) NRSAs

ST. LOUIS PLANNING AND URBAN DESIGN

Map Policy MAY 2010, p. 24-44
MAP FILE: HUBS_EAST_NRSA

With the Planning and Urban Design staff and the City of St. Louis, we are pleased to be a part of this project. We are committed to providing the highest quality of service to the City of St. Louis. We are committed to providing the highest quality of service to the City of St. Louis. We are committed to providing the highest quality of service to the City of St. Louis.

Major Commercial Corridors



- 2010 Ward Boundary
- Census 2010 Block Groups

CITY OF ST. LOUIS
PLANNING
 & URBAN DESIGN
 AGENCY

Neither the Planning and Urban Design Agency nor the City of St. Louis guarantee the accuracy or adequacy of the information contained herein.

File Name: C:\stlouis\2010Census\blockGroupsMap.mxd

Creation Date: 08/27/14 by WJB

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2018 Proposal Rating Form

For Individual Buildings and Business Owners

Proposal Number: _____

TOTAL POINTS / 100

Project Name: _____

Project Address: _____

The following info is completed by NBD Staff prior to review to provide more info on the location

Is Project Address located in any of the following:

NRSA: North Northwest North Central Near Northside Choice Southeast

Along a NRSA Hub: YES NO Along Major Commercial Corridor: YES NO

Other applicants or recent projects nearby?

Within the same hundred block Within 2-3 blocks Same Street

Ward: _____

Commercial District: _____

Information for that address/location:

LMI: _____ %

Chapter 99/100: Yes No

Residential Land Use: _____ %

Nuisance: Yes No If yes, info:

Land Use Plan Area: _____

Zoning: _____

Applicant Tax and License Verification:

CBI approved: Yes No If no, issues:

Attachments: Photos: Yes No

Lease(s), if applicable: Yes N/A

Ltr from Prop. Owner, if appl: Yes N/A

Drawings of any type, NOT req'd: Yes Not required

Environmental Info, NOT req'd: Yes Not required

IRS Letter, if appl: Yes N/A

Private Investment support, if appl: Yes N/A

Evaluator, please complete this information and rate the project in each of the categories.

Add the points on page 2 and 3 and fill in the total at the top of this page.

Evaluator Information:

Name: _____

Organization: _____

Title: _____

Date: _____

2018 Proposal Rating Form

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Pts Categories for rating:

1. Does the project serve in a high priority area? (refer to page 1)

20	15	10	1
NRSA HUB	NRSA	Major Commercial Corridor	Within Other Neighborhoods

2. Does the project serve in a high Low-to-Moderate (LMI) area? (refer to page 1)

15	10	5
Over 70%	61% - 69%	51% - 61%

3. Is the project located adjacent or near other potential project proposals

10	8	6	4	2	0
same hundred block	within 2-3 blocks		same street	n/a	
Located adjacent/near other qualifying proposals					

4. Does the business provide services to residents of the immediate area?

10	8	6	4	2	0
Project provides goods or services for low moderate residents in the immediate area					

5. Number of businesses impacted operating within the project proposal?

10	5	3
3+ businesses impacted	2-3 businesses impacted	1 business impacted

6. How realistic is the scope of work for the proposed project?

15	12	8	6	3	0
Scope well thought out	May be realistic		Requires further consultation		

2018 Proposal Rating Form

For Individual Buildings and Business Owners

7. How realistic is the total cost of the proposed project?

10		8		6		4		2		0	
Realistic				Requires further consultation				Not Realistic		No budget	

9. What is the visual impact of the proposed project?

10		8		6		4		2		0	
Impactful building improvement				Significant improvement for the business				Insignificant improvement			

BONUS POINTS: Up to 25 bonus points can be awarded for the following categories:

BONUS: Is the project a grocery store with 75% produce, food products, and staples?

10	Is the project an eligible grocery store which provides fresh food
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BONUS: Is the private investment significant compared to the project cost?

10		8		6		4	
Significant - 50% or more				Partial - less than 50%			

BONUS: Is the project located in an area with LMI of 60.8% or higher

5	0
Yes	No