



Downtown Delaware Vacancy Treatment Initiative

Matching Grant Program - October 2009

The purpose of Downtown Delaware Vacancy Treatment Initiative is to establish a protocol for the treatment of vacancy so as to acknowledge vacant buildings in a unified manner and mitigate the effect that vacancy has on the overall appearance of the downtown. One of the primary goals is that vacant properties reflect a commercial purpose to benefit existing merchants whenever possible. Another goal is to engage downtown property owners and help with recruiting short-term or long-term tenants to occupy the vacancy.

Downtown Delaware is encouraging all designated Main Street and Commercial District Affiliate towns to develop and implement a Vacancy Treatment Standard for their town. To that end, Downtown Delaware has allocated funding to subsidize costs to launch Vacancy Treatment Standard programs locally. Three 50/50 matching grants of \$1,000 each will be available to three towns that submit a downtown Vacancy Treatment plan that meets benchmarks below, and then actually implements the plan per the benchmarks below:

Benchmarks for consideration of 50/50 matching funds toward the Vacancy Treatment Initiative:

- At least (1) representative of the Main Street program/Commercial District Affiliate committee must receive VTS training by Downtown Delaware staff and/or consultant.
- A plan with a project description, including actual properties to be targeted, estimated budget, projected partners, and timeline.
- A significant impact must be achieved. For instance, affect: at least 25% of vacant storefronts; or (1) vacancy in a key downtown location (white elephant, landmark); or several vacant properties at a key intersection must be completed in the initiative. Others may be proposed by town.
- Full implementation of the approved plan must occur by March 30, 2010.
- Grant funds, with a dollar for dollar match up to \$1,000 per town, will be dispersed only upon full implementation of plan. Three such grants are available.
- One application per town (see attached) must be completed and submitted to Downtown Delaware by November 1, 2009. Downtown Delaware will review applications by November 15 and notify each application of status of application.

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