



Merchant Renovation Fund APPLICATION

A program offered by Greater Baybrook Alliance

3430 2nd Street, 3rd Floor
Baltimore, MD 21225
410-929-2270

Application Contact: Elias Hinderberger Elias@greaterbaybrookalliance.org

Greater Baybrook Merchant Renovation Fund (MRF)

MERCHANT RENOVATION FUND DESCRIPTION

The Greater Baybrook Merchant Renovation Fund (MRF) assists business owners with the cost of commercial build-outs with a grant of up to \$80,000. The MRF is administered by Greater Baybrook Alliance.

The application process is competitive and decisions are based on the soundness of the business plan, the financial need of the applicant, and the ability to complete the project in one year. Applicants must provide all requested materials for review. If the MRF funds do not cover the cost of the entire renovation, the business owner will need to provide proof that he or she can fund the rest of the project.

ELIGIBILITY

The Greater Baybrook Merchant Renovation Fund is a grant to provide business owners in the target commercial corridor with capital for permanent interior improvements and stabilization to commercial buildings. These improvements include, but are not limited to:

- Roofing, windows and doors
- Interior construction and carpentry
- Electrical upgrades
- Heating, Ventilation and Air Conditioning (HVAC)
- Plumbing
- Drywall and Painting
- Flooring

The grant may cover some exterior façade renovation but does NOT include furniture or fixtures.

MERCHANT RENOVATION FUND CRITERIA

- Business must be located within the Baybrook Target Commercial Corridor
- Applicant must be opening a new business or expanding an existing business
- Priority is given to first floor locations, currently vacant properties, and businesses that address food insecurity.

ADDITIONAL REQUIREMENTS AND PARAMETERS

1. All items listed in the “Application: Required Attachments” are mandatory, except for those otherwise noted. Additional preliminary drawings and plans are highly encouraged.
2. Greater Baybrook Alliance may employ the services of a project manager to review the project scope (the portion we will fund and any other construction taking place) and the contracts for work.
3. Copies of building Work Permits and Use & Occupancy Permits will be required before construction funds are distributed.
4. This grant may not be combined with any other State of Maryland grant programs.
5. All work must be performed by contractors that are licensed and bonded in the State of Maryland.
6. Grant funds will cover the cost of architectural drawings, (including engineering if necessary), and inspection.
5. All work must comply with the Brooklyn and Curtis Bay Urban Renewal Plan and the Baltimore City building code, and be approved by Maryland Department of Housing and Community Development(DHCD) and Maryland Historical Trust (MHT).
6. Applicants cannot begin any work to the property before the application is approved by Greater Baybrook Alliance, preliminary inspections are complete, and architectural drawings and permits are obtained. Any work or costs incurred prior to these steps will not be eligible for payment and may render the applicant ineligible.

7. Submission of an Application is not a guarantee of funding.

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS

1. Pre-Project Meeting

- Applicant is required to meet with the GBA Program Manager to review the MRF criteria and general overview of their project.
- Applicant will be required to allow an on-site inspection by the Greater Baybrook Alliance staff and consultants.

2. Application

The following documents must be submitted with this application. ***Other items may be requested throughout the application process and before grants are awarded.*** :

- Completed application including project description and scope of work
- A Business Plan for the new business or the expansion of an existing business. Examples of a Business Plan can be found here: http://www.sbrcbaltimore.com/html/business_plans/samples.shtml
- A copy of your Business License is required for existing businesses
- Proof of business insurance is required for existing businesses
- Proof of good standing with the State of MD is required for existing businesses
- "Before" pictures of the space
- Proof of ownership or minimum 1-year lease
- 3 most recent months of business bank statements is required for existing businesses
- 3 most recent months of personal bank statements
- Most recent tax return (for business and business owner for past 2 years)
- Any existing or preliminary drawings/plans (if available)

3. Application Review & Selection

Applications will be due on a rolling basis until funds are fully committed. Applications will be reviewed and approved by a review committee. Applicants will be notified by the Greater Baybrook Alliance Program Manager if the project was selected and required to sign a project agreement.

4. Architectural Drawings, Inspection

If funds are awarded, the Merchant Renovation Fund will fund the cost of architectural drawings and meetings with a project manager to determine work and payment schedules. At least two estimates of work will be required.

All projects must receive approval from the Maryland Department of Housing and Community Development and Maryland Historic Trust before they commence.

5. Project Schedule, Payments and Construction

Once DHCD and MHT reviews are complete and all building permits obtained, construction may begin.

Greater Baybrook Alliance will pay contractors directly following each inspection in accordance with a pre-determined draw schedule. GBA will retain 10% of the total construction project until satisfactory completion. Once construction is complete and a Use & Occupancy Permit is issued by Baltimore City, we

will release the 10% retention to the contractor. Contractors must be licensed and insured to do business in the State of Maryland. Applicant is responsible for selecting a qualified contractor and executing the corresponding construction agreement. The following will be required from all contractors before payments are made:

- Work permits (with Baltimore City)
- Work permits (with Baltimore City)
- Fully executed contract, bid form and construction schedule in formats approved by GBA
- Documentation that selected contractor is licensed, insured to the limits described in the grant agreement, and in good standing in the State of MD
- Completed W-9 form from contractor
- Invoice for payments (made to Greater Baybrook Alliance, Inc. Attention Meredith Chaiken, Executive Director.
- Prior to final payment, projects must complete a final walk through with all relevant parties including Consultants, Contractors, and GBA staff, and provide evidence of an approved Use & Occupancy Permit.

GRANT TERMS

This is a competitive grant process. Grants will include the cost of architectural drawings, including engineering if necessary, a fee for an inspector to review the project and contracts, determine a project schedule and draw payments and inspect the completed work before Greater Baybrook Alliance releases payments.

The grant funds will be paid directly to the contractor unless otherwise specified.

Projects must be completed with a Use & Occupancy Permit obtained within one year of the signed grant agreement.

MAINTENANCE OBLIGATION

Applicants shall maintain the improvements to the property in good condition and in accordance with all applicable building codes with Baltimore City and the Baybrook Urban Renewal Plan.

Conditions that constitute a failure to maintain the property in good condition include, but are not limited to, peeling paint, chipped surfaces, broken, boarded or covered windows, illegal or nonconforming signage and conditions for which code violations notices or citations are issued by Baltimore City.

Failure to maintain improvements or take corrective action of maintenance concerns may result in ineligibility for future grants and opportunities from Greater Baybrook Alliance to that individual or business.

elias@greaterbaybrookalliance.org or a hard copy may be delivered to

ATTN: Greater Baybrook Alliance

3430 2nd Street, Floor 3

Baltimore, MD 21225

GREATER BAYBROOK MERCHANT RENOVATION FUND APPLICATION

BUSINESS OWNER INFORMATION

Business Name _____

Business Address _____

Business Owner Name _____

Business Owner Mailing Address _____

Phone _____ email _____

PROPERTY OWNER INFORMATION

Property Owner Name _____

Property Owner Mailing Address _____

Phone _____ email _____

BUILDING INFORMATION

Date Constructed _____ Number of Floors _____ Total Square Footage _____

PROJECT INFORMATION

Please provide a project description and scope of work (listed).

(Provide attachment if additional space is needed.)

Which floor will work take place on? _____ Total Square Footage of project area _____

REQUIRED ATTACHMENTS

- | | | |
|--|---|---|
| <input type="checkbox"/> Business Plan | <input type="checkbox"/> Business Insurance* | <input type="checkbox"/> Most recent 3 months |
| <input type="checkbox"/> Scope of renovation work | | personal bank statements |
| <input type="checkbox"/> Preliminary drawings/
plans (if available) | <input type="checkbox"/> Proof of good standing with
the State of MD * | <input type="checkbox"/> Most recent tax return
(past 2 years) |
| <input type="checkbox"/> Before pictures of the space | Most recent 3 months | |
| <input type="checkbox"/> Lease or property deed | business bank statements* | |
| <input type="checkbox"/> Business License* | | |

* Required for existing businesses

Funding has been made possible through a Community Catalyst Grant, a capital grant from the Mayor and City Council of Baltimore, managed by the Department of Housing and Community Development.

Greater Baybrook Target Area Map

