



WESLACO 100 POLICY

RENEWAL BLOCK-BY-BLOCK

A. Goal

To have one hundred (100%) occupancy of the buildings in the Central Business District (CBD).

B. Objective

To maintain a viable and attractive CBD for retail, commercial, office and loft apartments by focusing resources on a block-by-block strategy. For the purposes of this policy, a two-story building will be considered to be two buildings.

C. Targeted Areas

- Central Business District / Main Street, defined as businesses located along Texas Blvd. from Pike Blvd. south to 12th Street and downtown side streets of Missouri Ave. and Kansas Ave., from 1st Street ending at 6th Street. Buildings that do not qualify include: city owned properties, banks, national chain retail/restaurants and residential properties.

D. Elements

1. Provide for or facilitate the addition of public parking where needed and feasible.
2. Assist with grants on a cost-sharing basis, up to a maximum of \$25,000 per floor, exclusively for building code improvements to include:
 - Life & safety code
 - Elevator/escalator/s
 - Ceilings
 - Grease traps
 - Electrical and plumbing systems
 - Roofs
 - Demolition, specific to environmental mitigation
3. Provide incentives for promising and experienced entrepreneurs to rent/lease, or purchase property for business use in the CBD.
4. Recruit and invite business owners to locate in the CBD.
5. Offer rewards for individual recruiting, identification and location of businesses to the CBD.
6. Clean up sidewalks and adding trash cans.
7. Downtown Merchants Association.
8. Organize and implement a plan for market days and festival.
9. Downtown Manager

E. Grant Requirements

1. **The maximum grant per building on a 50:50 match is \$25,000**
2. **Requests for Weslaco 100 grants need to be submitted prior to commencement of the work. Work in progress will not be considered.**

HG:mg 5/18/11

Adopted by the EDC Board of Directors on November 10, 2010

Rev. 1, May 18, 2011; Rev. 2, July 18, 2012; Rev. 3, Nov. 14, 2012; Rev. 4, Nov. 21, 2017, Rev. Feb. 21, 2018. Rev. Dec. 16, 2020.



FAÇADE RENOVATION AND IMPROVEMENTS POLICY

A. Purpose

The purpose of the Façade Renovations and Improvements Policy is to maintain Main Street and the Central Business District attractive to retail, office and commercial operations by encouraging restoration and improvement of commercial property through financial incentives.

B. Target Areas

Main Street / Texas Blvd., from Sugar Cane Dr. to 12th Street
East on Business 83 from Texas Blvd. to Airport Dr.
West on Business 83 from Texas Blvd. to Westgate Dr.
South on South Kansas Ave. from 1st to 8th Street
South on South Missouri Ave. from 1st to 8th Street
All commercial properties located on cross streets from 8th Street to Pike Blvd.

C. Objective

Funds will be made available for the enhancement of, or improvements to the exterior of façades of a building. Improvements may include enhancements to the façade, signage and display areas visible from the outside of the building. Such improvements may include:

- | | | |
|----------------------------|---------------------|-------------------------------|
| - Windows and door repairs | - Glass replacement | - Façade additions or repairs |
| - Brick and mortar repairs | - Awnings | - Trim repairs or replacement |
| - Paint | - Parking | - Landscaping |

D. Grant Amounts

The amount of each grant is limited to five Thousand Dollars (\$5,000) per lot and/or a fifty/fifty (50-50) match, to be determined on a case-by-case basis. In all cases the maximum amount of a Façade Improvement Grant is limited to Fifteen Thousand Dollars (\$15,000). Grants will be funded as a reimbursement upon the completion of the projects and documentation of the expenditure for the improvements.

E. Grant Limitation

All façade improvements must be complete within ninety (90) days of the Board's approval. Failure to complete the façade improvement within ninety (90) days makes the project ineligible for the façade grant, terminates the grant and the grant will not be funded.

F. Requirements

Improvements are to be pre-approved by the EDC and will be judged on the basis of the compatibility of color and design to the Historic City Hall/Fire Station located at the corner of Fourth Street and Kansas Ave. Grant funds are to be used solely for labor and materials to improve the exterior of the building. No funds are available for interior improvements, inventory or working capital through this grant. Requests for façade grants need to be submitted prior to the commencement of work. Work in progress will not be considered.



THE ECONOMIC DEVELOPMENT CORPORATION OF WESLACO

INCENTIVE APPLICATION

Date of Application, Company's NAICS or SIC Code, Name of Company, Years in Operation, Physical Address, City/State/Zip, Mailing Address, Phone Number, Fax, Other, Contact Person, Title, Proposed Project

Requested Incentive

[] Job Credits [] Land [] Building [] Other, Comments

CURRENT INFORMATION AND FUTURE PLANS

Full Time Employees [at least 1,560 hours a year = 30 hours a week for 52 weeks] currently in Weslaco to be created in Weslaco to be relocated to Weslaco, Current Taxable Value, Value of Real Property Improvements, Description of Real Property Improvements

Applicant certifies that it does not and will not knowingly employ an undocumented worker in accordance with Chapter 2264 of the Texas Government Code as amended.

Attachment: Chapter 2264 of Texas Government Code Signed:

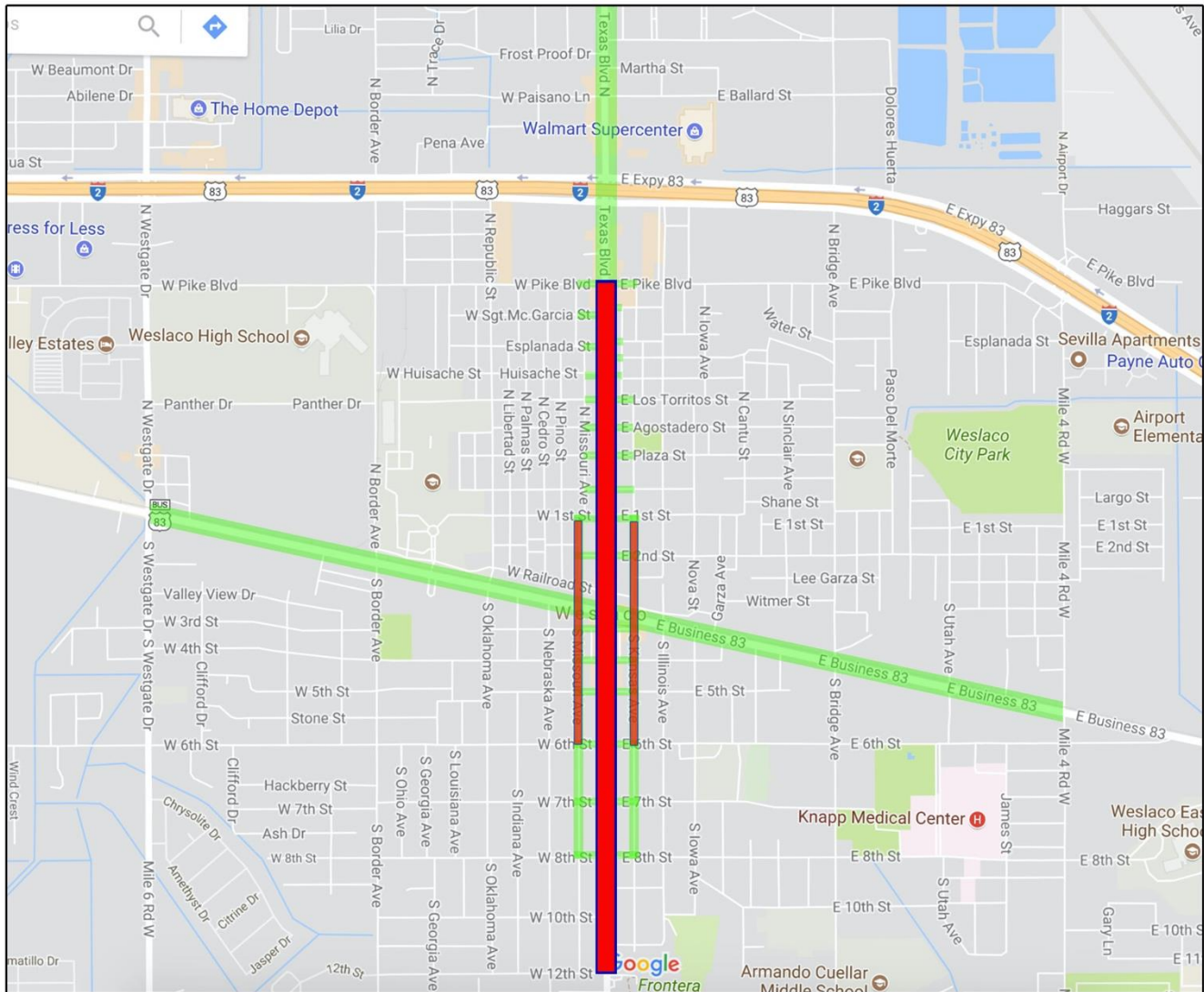
EDC Director's Preliminary Recommendation

For more information, contact the EDC of Weslaco at, Phone: (956)-969-0838, Email: svaldez@weslacoedc.com Address: 275 S. Kansas Ave, Weslaco, TX 78596. Visit our website at www.weslacoedc.com

Weslaco 100 Facade Grant

 Interior & Façade

 Façade Only



Façade Targeted Area:

The targeted area encompasses the boundaries covered by “Main Street and the Central Business District” defined as:

Weslaco 100 Interior Code Related Grant Targeted Area:

Central Business District / Main Street, defined as from Pike Blvd. to 12th St. & Missouri Ave. and Kansas Ave. from 1st. Street to 6th Street.

Target Areas

1. Main Street / Texas Blvd., from Sugar Cane Dr. to 12th Street
2. East on Business 83 from Texas Blvd. to Airport Dr.
3. West on Business 83 from Texas Blvd. to Westgate Dr.
4. South on South Kansas Ave. from 1st to 8th Street
5. South on South Missouri Ave. from 1st to 8th Street
6. All commercial properties located on cross streets from 8th Street to Pike Blvd.