



DOWNTOWN & COMMERCIAL INCENTIVE PROGRAMS

The City of Manchester and the Manchester Area Chamber of Commerce developed a unique, multi-pronged incentive package to encourage redevelopment of downtown and commercial areas in Manchester. The Downtown & Commercial Incentive Programs offer businesses in designated areas financial incentives to make improvements to their properties that will increase market value. These incentives are funded through Tax Increment Financing (TIF) Funds. There is a \$500 minimum per application required in order to apply for funding.

Work may not begin prior to approval by the Design Committee and City Council.

ACQUISITION ASSISTANCE

This program is designed to assist owners-operators acquire downtown or commercial property. Anyone who purchases a downtown or commercial property that will be used by the new owner for their own business, qualifies to be reimbursed for up to \$5,000 of selling costs (realtor fees, abstracting, attorney fees and closing costs).

AWNING PROGRAM

This program helps downtown or commercial property owners or renters install awnings per the “Design Guidelines.” Maximum funding is \$35 per lineal foot of awning. Another option is to include awning improvements as part of the Façade Program.

INTERIOR GRANT

This program helps retail business owners or renters expand or remodel commercial space in the designated downtown and commercial business area. The applicant pays two-thirds, while the City pays one-third of costs associated with improving the real estate value (lease hold improvements). Maximum funding allowed is \$7,500.

DESIGN ASSISTANCE

Commercial properties located in the downtown or commercial business district are eligible for design assistance. Design services provided must meet Design Guidelines. Maximum funding is 50% of the total cost, not to exceed \$2,000.

FACADE GRANT

This program provides financial assistance to business and property owners for the restoration or rehabilitation of facades on downtown or commercial buildings in the designated area. The applicant pays two-thirds, while the City pays one-third of costs associated with approved exterior renovations for building frontage. Maximum funding is \$7,500 per building. Extra funding may be allowed if the building has exposed sidewalls. The Design Committee reviews all projects, which must comply with Design Guidelines.

PARKING LOT ASSISTANCE

Up to a \$10,000 grant can be obtained to pay up to one-half the costs associated with resurfacing of parking for downtown or commercial properties.

SECOND STORY RENOVATION LOAN

Up to \$10,000 loan at 0% interest for residential or commercial renovation of second floor space in the downtown and commercial areas. This is a five year loan program. As loans are repaid, money becomes available for others in the downtown area to participate in this program.

TIME FRAME FOR COMPLETION &/OR REAPPLICATION

Work must commence within 180 days of approval from the City Council and be completed within 365 days. Extensions may be granted.

COMMERCIAL & DOWNTOWN INCENTIVE AREAS

DOWNTOWN INCENTIVE AREA

- Main Street from the east side of the West Main Street bridge to Brewer Street
- Franklin Street from the railroad north to Butler Street
- East Marion Street from South Franklin Street to South Madison Street
- East Delaware Street from South Franklin Street to South Madison Street
- East Fayette Street from North Franklin Street to North Madison Street
- South side only of East Fayette Street from the east side of North Madison Street to the west side of North Brewer Street
- South side of East Butler Street from North Franklin Street to North Madison Street
- South side of West Fayette Street
- Individual parcels 104 West Butler Street and 401 East Main Street
- South side only of West Marion Street from West Marion Street bridge to South 2nd Street
- South 1st Street
- Jasper Street from South 1st Street to South 2nd Street
- East side of North River Street from West Main Street to West Butler Street

COMMERCIAL INCENTIVE AREA

- Main Street from Brewer Street (east side only) to McCarren Drive (west side only) on north side of Main Street and to Commercial Drive (west side only) on the south side of Main Street. In addition, parcels up to 200 feet off of Main Street right-of-way within this prescribed area.
- South 5th Street from Jasper Street (south side only) to Grant Street (north side only).
- North Franklin Street from Acers Street to Honey Creek Drive.

If you are unsure if your property qualifies for an incentive program based on the above descriptions, you may also contact the City Office at 563.927.3636.

DISCLAIMER

The policies, procedures and incentives described above may be revised by the City at any time without prior notice. The City retains the exclusive right to change, add to, eliminate, or modify the requirements and the incentives at any time at its discretion, with or without notice.

All projects, funded by incentives, must comply with the City's Comprehensive Plan and Flood Plain requirements. In addition, all labor funded by incentives must be done by a licensed contractor and meet City Code requirements.

QUESTIONS?

Please contact the City of Manchester or the Manchester Area Chamber of Commerce with any questions you may have regarding these programs.

CITY OF MANCHESTER

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