



CITY COUNCIL SPECIAL MEETING

City Council Chambers

Thursday, December 16, 2021 at 3:00 PM

AGENDA

Call to Order

Business Items

1. **Building Rehabilitation Incentive Grant (BRIG) Approval- 102 W. Virginia Avenue (The Venue at Blossom)**
2. **Negation of property sale for Economic Development project**

Council General Discussion — *This is an opportunity for the Mayor and City Council to ask questions for clarification, provide information to staff, request staff to report back, or place a matter on a future agenda.*

Adjourn

Memorandum



To: Mayor Smith and City Council
From: Josh Ross, Director of Administration *Joshua M. Ross*
Date: 12/14/2021
Subject: Building Rehabilitation Incentive Grant (BRIG)

Jonathan Fioritto Jr., tenant of 101 East Virginia Avenue, has submitted a Building Rehabilitation Incentive Grant (BRIG) Program Application to make ADA improvements to the property. Mr. Fioritto plans to upfit the building and use the space as a venue hall, *The Venue at Blossom*.

This business expansion will not replace Blossom’s existing location, rather, build on their growing business. Providing ADA accessibility will help bring the property up to code. ADA accessibility is an eligible expense under the Council-adopted BRIG Guidelines (see attached). The project also aligns with BRIG goals.

Staff recommends to approve the application with a grant up to a \$10,000 match based off of provided ADA-related expenses.

The applicant will obtain approval from NCDOT for an encroachment on the sidewalk (along N. 12th Street) as well as follow all City and County codes/regulations.

If approved by Council, grant funds are only reimbursed AFTER:

- 1) An agreement is signed by the City, applicant, and property owner;
- 2) Receipts and/or proof of payment has been submitted with proof of work completed; and
- 3) A Certificate of Occupancy (CO) has been issued by Gaston County.



Building Rehabilitation Incentive Grant (BRIG) Program: *Guidelines*

Purpose

Building Rehabilitation Incentive Grant (BRIG) Program was created for the purpose of encouraging private investment by restoring vacant buildings in downtown Bessemer City. This grant encourages rehabilitating older, historic structures in the Central Business District (CBD). The grant also encourages and requires renovations that follow the Secretary of the Interior's Standards for rehabilitation for historic structures.

Improving the interior of buildings in downtown will promote economic growth by attracting and retaining businesses, enticing customers, creating jobs, and halting property value deterioration in the district. In addition, this program will help preserve downtown's unique physical resources and attributes.

This grant aims to revitalize Bessemer City's Central Business District (CBD) by creating jobs, increasing the City's tax base, and providing an opportunity for private investment to preserve the historic and cultural characteristics of downtown properties. This grant seeks to improve the overall economic conditions in Bessemer City.

Goals

- To promote interior rehabilitation of commercial and mixed use buildings in the downtown area.
- To preserve special characteristics of this area by helping owners make quality building improvements that foster a sense of place and overall consistent image for the area.
- To compliment public/private revitalization efforts, such as sidewalk and landscaping improvements.
- To promote an attractive environment for new investment and business activity.
- To create opportunities for job creation.
- To increase the City's tax base.
- To increase the overall interest in Bessemer City and the downtown area.

Eligibility

- The building must be a vacant and/or underutilized building in the Central Business District (CBD) and use for or intended for commercial purposes.
- The applicant may be either the owner or a tenant of the building (tenant will need to have written permission from owner).
- Final determination of eligibility will be made by recommendation of staff and final approve from City Council.

Grants

- The City will consider applications for grants of up to fifty (50%) percent of eligible costs.
- The maximum grant shall be \$10,000.
- The maximum amount will be determined by the project case by case.
- Matching grant payments will be made in the form of reimbursement upon completion of the project in a manner acceptable to the City.
- Applicant is limited to the maximum amount allowed (\$10,000 match) but is not entitled to the full amount.



- The City reserves the right to amend and/or discontinue the grant at their sole discretion.

Requirements

- The Secretary of the Interior's Standards for Rehabilitation and the Supplementary Requirements for Development in the Central Business District (CBD) [as found in section 6.6.2.6 of the Unified Development Ordinance (UDO)] will be used as guidelines for awarding project reimbursements.
- Rehabilitation of a structure in the Central Business District (CBD) should be considered a contemporary solution, which respects the architectural and historical integrity of the entire building while retaining those elements that enhance the building.
- All rehabilitation work must comply with all City codes, ordinances, and policies, including, but not limited to building code requirements, local ordinances, (including historic district guidelines, where applicable) and established design standards for the designated area.
- All projects must be completed within one (1) year of the date that the grant is awarded. Any extension beyond one (1) year must be requested by the owner and approved by the City or the funds may be rescinded.
- Applicant must secure a leasing contract if leasing property or plan to lease the property.
- A certificate of occupancy is required upon completion of the project.
- Applicant is required to meet performance requirements which may include, but are not limited to, job creation, level of capital investment, and other requirements deemed appropriate for the project. This will be a written agreement signed by the awarded applicant different from this document.
- Grants may only be used to finance interior improvements.
- Upon completion, the improvements will be inspected for determination of compliance as submitted in the application.
- The City may request a minimum of two (2) quotes for each project element.

Secretary of the Interior's Standards for Rehabilitation

The U.S. Department of the Interior developed ten national standards that address the rehabilitation of historic buildings. The standards describe a hierarchy of appropriate preservation treatments, which encourages ongoing maintenance and protection of historic properties to minimize the need for more substantial repairs and, in turn, values repair over replacement of historic features.

The 10 Standards are as follows:

- 1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
- 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
- 3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
- 4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
- 5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in



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design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

- 7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
- 8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
- 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- 10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Eligible Costs

Eligible costs can include but are not limited to the following:

- Plumbing elements
- Electrical elements
- Roofing (with exceptions)
- HVAC and similar elements
- Painting (interior only)
- Flooring
- Construction for accessibility, clearance, fire code, etc.
- OTHER

Ineligible Costs

Ineligible Costs can include but are not limited to the following:

- Exterior improvements
- Merchandise

Disclaimer

The City reserves the right to disqualify the applicant from the grant if all program guidelines are not followed or for other reasons deemed appropriate by the City. In cases of disqualification, the applicant will forfeit all rights to reimbursement.



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Building Rehabilitation Incentive Grant (BRIG) Program: How to Apply

Step 1: Pre-Application (to be completed by the APPLICANT)

- Meet with City Staff prior to submitting an application. Discuss the project, the process, and the time frame. This is also a time for the applicant to ask questions.

Step 2: Application (to be completed by the APPLICANT)

Submit completed application to City:

- Contacts Form
- Project Information Form Including:
 - Project Plans/Photos/drawings
 - Photos of current site
 - Material samples and/or
- Quote Tally Form
- OTHER FORMS

Step 3: Building Rehabilitation Incentive Grant (BRIG) Review (to be completed by the CITY)

- Reviewed by City Staff
- City may request additional application information
- Projects will be evaluated by the BRIG Evaluation Scoring System
- Approval by City Council

Step 4: Post-Application, Pre-Work (to be completed by the APPLICANT)

Once approved for the grant, but BEFORE any work begins, submit:

- Copy of permits (if applicable)
- Signed agreement between awarded applicant and the City (this is a separate document from this application)
- Other documentation upon request

Step 5: Complete the Project (to be completed by APPLICANT)

Step 6: Reimbursement

Include:

- Copies of all invoices
- Copies of all cancelled checks for each paid invoice
- Signed waiver from each contractor (if applicable)
- Other receipts
- Other documentation upon request



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NOTE:

1. The property owner is responsible for ensuring all work in consistent title program and the design as approved. The City will be available for consultation and to provide clarification of the project's guidelines and intent.
2. The City must approve any changes in work and note such changes on the application. Action on changes may be deferred.
3. City Staff may conduct periodic inspections to ensure compliance with technical specifications. All work must pass applicable city inspection.
4. Deviations from the approved application plan may disqualify the applicant from the grant program. In cases of disqualification, the applicant will forfeit all rights to reimbursement.



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1. Building Rehabilitation Incentive Grant (BRIG) Program: Application Form

CONTACTS

Applicant(s) Name: Jonathan Fioritto Jr
 Applicant Address: 101 E Virginia Ave
 City: Bessemer City State: NC Zip: 28016
 Phone: 704 813 6041
 Email Address: blossom.jonathanf@gmail.com
 Business Name: The Venue at Blossom
 Project Address: 102 W Virginia Ave Bessemer City, NC 28016
 Property Owner(s) Name (if different from above): Sammy Strano

Does the applicant own the project building? Yes No (Property owner must also sign below)

The undersigned applicant(s) affirms:

- Work done prior to grant approval (by City Council and written agreement) is not eligible for funding.
- The project will be completed within one (1) year from date of approval.
- I/we have read and understand the conditions, process, and guidelines of this grant program and agree to abide by its provisions.
- I/We acknowledge the project must meet certain requirements as required by the City.
- All required permits are responsibility of the applicant.
- The information submitted herein is true and accurate to the best of my/our knowledge.

Applicant Signature: *Jonathan Fioritto Jr* Date: 12/1/21

Owner Signature (if Applicable): Sam Strano by direct Date: 12/1/21
704 728 9883

Please submit Application to:

City of Bessemer City
 ATTN: Building Rehabilitation Incentive Grant (BRIG) Program Application
 132 W. Virginia Avenue
 Bessemer City, NC 28016



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2. Building Rehabilitation Incentive Grant (BRIG) Program: Application Form

PROJECT INFORMATION

Project Description (Please describe what you anticipate to do. Also, please review the scoring sheet to understand what the review process will be looking for):

We will be creating a handicap ramp to make building ADA compliant. Will also be re-doing restrooms to be functioning & ADA compliant.

Project Start Date: ASAP Anticipated Completion Date: 1/31/22
Total Cost of Project (estimate): 17,624⁰⁰ Grant Amount Requesting: _____

Preferred Contractor(s):
Fioritto Masonry Job: Handicap Ramp
Seems properties Job: Bathroom remodel
Job: _____
Job: _____
Job: _____
Job: _____

What permits will you need for this project?
building permits from county

PLEASE ATTACH:

- Project Plans, photos, and drawings
- Photos of current site
- Color samples and finished texture (if applicable)
- Project list



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3. Building Rehabilitation Incentive Grant (BRIG) Program: *Application Form*

QUOTE TALLY

Depending on the scope of your project and if you are required to submit more than one quote per project element (determined in your Pre-Application Consultation), please use the space below to outline each project element's set of quotes. If quotes are written, please put them in the appropriate section below and attached a copy of the quote to this form.

EXAMPLE:

PROJECT ELEMENT: Painting

	Contractor Name	Location	Quote
QUOTE 1	John Doe	Bessemer City	\$2,700
QUOTE 2	Jane Doe	Gastonia	\$2,990

PROJECT ELEMENT: Ramp

	Contractor Name	Location	Quote
QUOTE 1	Fronto Construction	Gastonia	14,624 ⁰⁰
QUOTE 2			

PROJECT ELEMENT: Bathroom

	Contractor Name	Location	Quote
QUOTE 1	Serano Prop	Bessemer City	3,000 ⁰⁰
QUOTE 2			

PROJECT ELEMENT:

	Contractor Name	Location	Quote
QUOTE 1			
QUOTE 2			

PROJECT ELEMENT:

	Contractor Name	Location	Quote
QUOTE 1			
QUOTE 2			

PROJECT ELEMENT:

	Contractor Name	Location	Quote
QUOTE 1			
QUOTE 2			

PROJECT ELEMENT:

	Contractor Name	Location	Quote
QUOTE 1			
QUOTE 2			



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4. Building Rehabilitation Incentive Grant (BRIG) Program: Application Form

OTHER FORMS

You are responsible for obtaining all necessary permits for your project. Staff recommends waiting to actually pull the permits until your grant has been approved. This way, if the grant application is rejected and/or if you decide not to go forward with the project, you have not wasted funds on permit fees.

Please complete form below. The Planning and Code Enforcement Department will determine the required permit(s) for your project.

Applicant Name: Jonathan Fratto Jr
Applicant Email Address: blossom.jonathanf@gmail.com
Applicant Phone Number: 704 813 6041

1. Property Address: 102 E Virginia Ave

2. Project Description:
Handicap ramp
remodel bathrooms to be ADA compliant

3. Required Permits (to be completed by the Code Enforcement Officer)

- 1. _____
- 2. _____
- 3. _____
- 4. _____
- 5. _____

4. Required Variance and/or Meetings before the Planning Board/Board of Adjustments (to be completed by the Code Enforcement Officer)

- 1. _____
- 2. _____

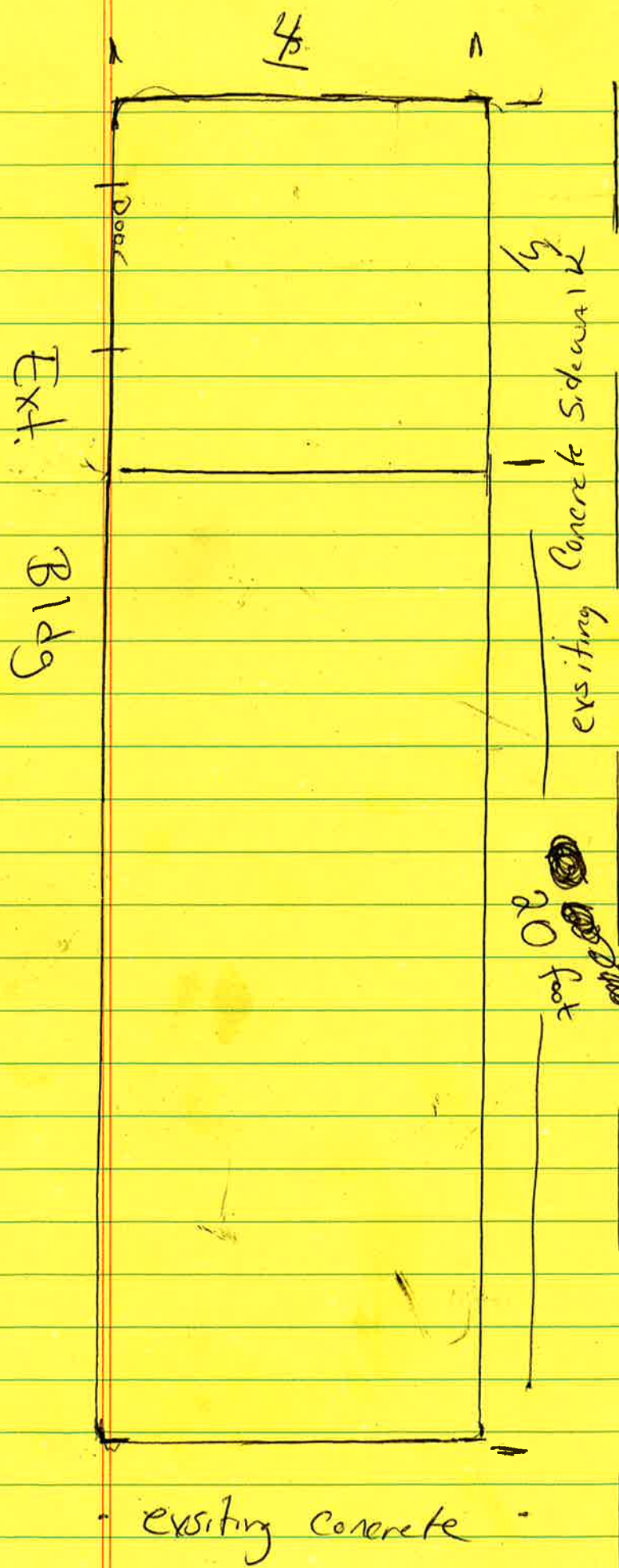


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NEW RAMP 4x5 landing

Item 1.



Handrail to local codes materials

* Concrete for top and ramp
9 yards 1475.00

* Blocks for landing and ramp
\$245.00

* 3 yards of sand \$225.00

* 10 Bags type S Brick mud \$212.00

* ~~handrail~~ handrail \$3962.90

material total \$6,119.90

labor for concrete,
Blocks laid handrail
installed \$8505.00

Road

total \$14,624.90

will be built to local codes,
specs.

980-522-3437
Myrtle + Jon

existing concrete