



**City of Lloydminster  
Information Report (IR)**

**Subject Matter: Downtown Façade and Building Improvement Program**

**Department: City Manager's Office**

Presented By: Katlin Ducherer

**GPC Meeting Date: April 22, 2024**

**Topic:** The Downtown Area Redevelopment Committee recommends amendments to the Downtown Façade and Building Improvement Program.

**Background:** At the March 27, 2023 Regular Council Meeting, Council approved Policy No. 630-02, the Downtown Façade and Building Improvement Program Policy. The Policy was developed to provide direction for the Downtown Façade and Building Improvement Program (Program).

**Objective:** The Program offers a flexible variety of incentive options, including loan and grant opportunities being made available to downtown Lloydminster private sector property and/or business owners. The program provides monetary assistance as an incentive to downtown building/business owners to improve the character and physical exterior appearance of downtown Lloydminster buildings and landscape.

Since the implementation of the Program in quarter two of 2023 almost \$70,000 in funding was approved and awarded to downtown business and building owners. Based on preliminary discussions, Administration anticipates a rise in Program subscriptions in 2024.

The Downtown Area Redevelopment Committee recommends that the Downtown Façade and Building Improvement Program Guidelines and funding levels be amended to include the following as outlined in red:

Level 1: \$0 to \$5,000 - Matching grant of total project cost. This includes items such as:

- improving store fronts for display to the streets;
- signage improvements;
- exterior finishing (painting, surface area, lighting, etc.);
- sidewalk displays;
- urban landscape;
- safety lighting (lighting that is not street facing or decorative, can be located in the alley).

Level 2: \$0 - \$25,000 - Administered by Community Futures Lloydminster and Region and Downtown Lloydminster. Level 2 funding includes a loan up to \$25,000 with 25% forgivable through the grant. An additional loan application will be required and must meet all qualifying and lending criteria guidelines. This funding includes items such as complete exterior improvements.

Level 3: \$6,000 - Relocation or pop-up rental grant. Level 3 is specific to those directly within the current construction phase. This funding is only available as a temporary measure for alternative space during the Central Business District Replacement Program construction.

Level 4: ~~\$45,000~~ \$90,000 - Building rehabilitation or demolition addresses the need to improve the failing features of a building's facade, involving the repair or restoration through strengthening or replacement of the structure in a way that "returns its performance to levels approaching or exceeding those of a newly constructed building". Failure to repair or rehabilitate the structural integrity may result in demolishing the current structure.

Level 5: \$15,000 - Mural Development Fund, supporting the development of new murals in the Downtown. Mural design concept must be provided in the application process and design must be approved by the Downtown Area Redevelopment Committee. Design must be secular and non-political in nature.

Level 6: \$45,000 - Residential Re-Development Fund, supporting the re-development of existing residential buildings to multi-residential homes **within the Core Mixed-Use and Transition Mixed-Use land areas** as designated in the Downtown Area Redevelopment Plan (Figure 19: Land use concept and its relationship to the public realm concept, page 37)

### Eligibility

- Program **Levels 1-5 are** intended for commercial properties, **Level 6 applies to residential and commercial properties.**
- Must be located within the downtown boundaries as shown in Figure 1: Map of DARP Plan Area.
- Must submit a façade design that will achieve the goals outlined in the DARP.
- Must hold a valid business license and be in good standing with all City accounts (including, but not limited to, development permits, business licencing, utilities, taxes, etc.). **Business license exemption may be made for level 6.**
- No work shall commence until the applicant is approved for eligible expenses.
- Must meet all additional requirements as specified in the application.
- Additional terms and conditions shall apply for Level 2 as per Community Futures Lloydminster and Region loan requirements.

Changes to the Program will continue to adhere to the Policy and budget approved by Council with no Policy or budget changes required. The information is presented as update to Council on the Program.

### Options:

1. That the Committee accept this report as information.
2. That the Committee request more information and that the item be brought forward to a future Regular Council meeting for decision.
3. That the Committee request more information and that the item be brought forward to a future Governance & Priorities Committee meeting.



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**Alignment with Strategic Plan:** This item is in alignment with the following strategic area: Building Economic Resilience. The goal of the Downtown Façade and Building Improvement Program is to improve the retail marketplace and building structures/landscape in downtown Lloydminster.

**Governance Implications:** N/A

**Budget/Financial Implications:** The Downtown Façade and Building Improvement program is funded through the approved 2024 City of Lloydminster’s operating budget.

**Environmental Implications:** N/A

**Report Approval Details**

Document Title:	Downtown Facade and Building Improvement Program Update April 2024.docx
Attachments:	
Final Approval Date:	Apr 10, 2024

This report and all of its attachments were approved and signed as outlined below:

Dion Pollard

Marilyn Lavoie