



LA MESA PROPERTY REVITALIZATION GRANT PROGRAM

1. PURPOSE

It is the purpose of this policy to establish guidelines and criteria for allocating appropriations for the La Mesa Property Revitalization Grant Program.

2. BACKGROUND

At the September 24, 2019 City Council Meeting, the La Mesa City Council adopted the La Mesa Property Revitalization Grant Program as a three-year pilot program to provide eligible applicants funding to revitalize commercial and legal non-conforming residential properties in the City of La Mesa that have been negatively impacted by former illegal cannabis dispensaries. The purpose of this pilot grant program is to encourage property owners, developers and investors to rehabilitate properties close to former illegal cannabis dispensaries that have experienced blight or other negative secondary impacts. Projects that include property cleanup, façade improvement, graffiti removal, painting, pressure washing, demolition of dilapidated structures, and improved or updated directional or commercial signage are eligible for program funding. Funding for this three-year pilot grant program will come from the General Fund. The grant program allows for private donations from legal dispensaries to help fund eligible improvements projects.

The following Program Guidelines establish the terms and conditions, criteria, method, and process for determining an award of funding for the La Mesa Property Revitalization Grant Program.

3. PROGRAM GUIDELINES

Terms & Conditions

The La Mesa Property Revitalization Grant Program has been established to provide funding for property owners, developers and investors to rehabilitate and revitalize commercial and legal non-conforming residential properties that have been negatively impacted by illegal cannabis dispensaries. The main goal of the program is to incentivize the revitalization and enhancement of these properties to achieve a noticeable aesthetic improvement. Examples of activities that qualify as eligible improvements to a property are as follows:

- Façade improvements
- Property cleanup resulting in a noticeable, visible improvement

- Demolition of dilapidated or unsafe structures
- New construction
- Installation of landscaping, trees, or green space
- Exterior painting
- Improved or updated signage, energy efficient exterior lighting, or awnings
- Parking lot resurfacing and restriping

Other enhancements or improvements can be considered on a case-by-case basis providing a noticeable improvement is achieved that is easily visible from public view. Grant funds may be used for the clearing or preparing of properties for new ground up construction and for improvement of existing buildings and properties close to locations where illegal cannabis dispensaries operated. Property ownership by the grant applicant must be maintained for a period of at least one year after the grant is received. Vacant properties and parcels of land either commercially zoned or of legal non-conforming status qualify for grant funding.

Examples of ineligible activities or expenses that do not qualify as the revitalization or enhancement of a property are as follows:

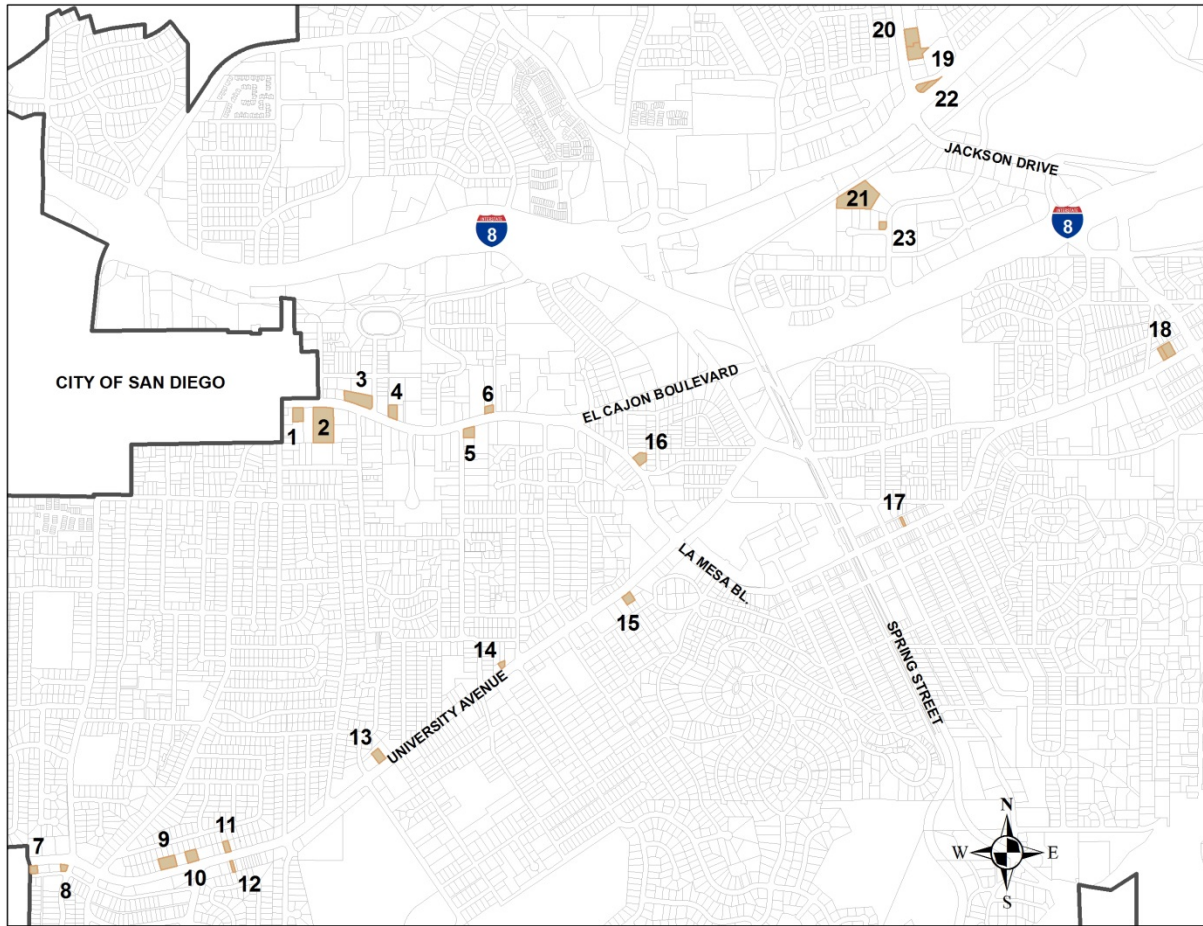
- Performing general or deferred maintenance on buildings or properties
- Any necessary City permits or processing fees
- Payment of code enforcement violations
- Upgrades to mechanical, plumbing, or electrical equipment, or roof repairs
- Interior building renovation
- Installation of chain link fencing with or without slats

Projects must make an exterior improvement visible from public view to qualify for grant funding. Grants will be given only for improvements completed according to the scope of work outlined in the grant application. A final inspection will be conducted to confirm the work has been completed and in accordance with all applicable City development codes and standards. Certain projects may require review by the Community Development Department, Building Division and Engineering Department and issuance of City permits may be required. No commitment of funds will be made for projects requiring Community Development or Engineering review until the appropriate City department(s) has evaluated the grant application for code compliance.

The City Manager's Office will administer the La Mesa Property Revitalization Grant Program.

Property Eligibility

The following locations in the City of La Mesa have been identified as former illegal cannabis dispensary sites that serve as the basis for funding eligibility. Additional illegal cannabis dispensary sites that may locate in the City that are subsequently closed by actions taken by the City will be added to the list of eligible sites on an annual basis.



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| 1. 7317 El Cajon Blvd. | 2. 7339 El Cajon Blvd. |
| 3. 7400 El Cajon Blvd. | 4. 7480 El Cajon Blvd. |
| 5. 7615 El Cajon Blvd. | 6. 7640 El Cajon Blvd. |
| 7. 6903 University Ave. | 8. 6957 University Ave. |
| 9. 7140 University Ave. | 10. 7180 University Ave. |
| 11. 7232 University Ave. | 12. 7243 University Ave. |
| 13. 7468 University Ave. | 14. 7640 University Ave. |
| 15. 7871 University Ave. | 16. 7882 La Mesa Blvd. |
| 17. 8336 La Mesa Blvd. | 18. 8740 La Mesa Blvd. |
| 19. 5531 Jackson Dr. | 20. 5555 Jackson Dr. |
| 21. 8332 Case St. | 22. 8303 Parkway Dr. |
| 23. 8334 Center St. | |

Properties within close proximity to the illegal cannabis dispensary sites listed above are most likely to have experienced negative impacts associated with the use. Therefore, any commercially-zoned or legal non-conforming residential property or parcel that is within a three hundred (300) foot radius of the illegal cannabis dispensary site is eligible for funding. Commercially-zoned or legal non-conforming residential properties or parcels that are only partially within the 300 foot radius around the border of the illegal cannabis dispensary site qualify for funding. Grant funds cannot be used by any person or applicant that owned, leased, or operated a property used for an illegal dispensary in the City of La Mesa. Additionally, grant

funds cannot be used on properties that are currently applying for a Conditional Use Permit to operate a cannabis-use business.

Applicants that are unsure whether their property qualifies for funding may contact the Program Contact at the City listed on page 5 for assistance in determining eligibility.

Funding Guidelines

The maximum grant award is two thousand dollars (\$2,000) per applicant per funding cycle. The La Mesa Property Revitalization Grant Program is a 100% reimbursable grant program. Approved funding is awarded to the applicant with a Letter of Commitment detailing the terms and conditions for acceptance of the funds and the timeframe the funds are committed for. Funding is then provided to the applicant once the improvement project is completed and all applicable City codes, requirements and standards are met. Applicants are responsible for providing all receipts of expenditures to the City, including proof of payment for expenses. Reimbursement will only be made for improvements outlined in the grant application that are accompanied with receipts. Labor performed by an applicant is not an eligible expense under the terms and conditions of the grant program. All submittals through the grant program are subject to funding availability.

Applicants will be required to submit “before” photos of the property with the initial grant application and “after” photos once the improvements are completed. The purpose of before and after photos is to demonstrate a noticeable and visible improvement to the property. Projects that do not follow the approved scope of work outlined in the grant application are subject to denial of funds.

14. ANNUAL APPLICATION PROCESS & TIMELINE

At the beginning of each fiscal year, available grant funding will be announced on the City's website at www.cityoflamesa.us and the City will begin accepting applications. Property owners, developers and investors can apply by filling out an online application form made available on the City's website. Applications will be accepted throughout each funding cycle (fiscal year) on a first come, first serve basis subject to the availability of funds.

When an application is received, staff will review the application and determine if an application meeting is required. If it is determined that an application meeting is required, a meeting is scheduled with the applicant and staff from the Community Development Department and City Manager's Office within fifteen (15) business days of the submittal date. The purpose of the meeting with the applicant is to review the application to clarify scope of work, verify that the scope of work meets program requirements, determine if City departmental review or City permits are required, and to answer any questions applicants may have. Following the applicant meeting, staff will perform a final review of the application and determine whether it is approved for grant funding. Applications that are approved for funding will receive a Letter of Commitment from the City as outlined in the Funding Guidelines. The timeline for the application process from the time of the application submittal to final review and determination of an award of funding shall not exceed thirty (30) business days. If an application meeting is not required, a determination of an award of funding may be made earlier. Improvement projects that require Engineering and Community Development Department review for issuance of necessary permits may not start construction until such review and permit issuance has been made.

Once an applicant has received the Letter of Commitment and all necessary City review and issuance of permits (if required) is finalized, work may begin on the property. If it is determined in the application meeting that any applicable City permits are necessary to perform the improvements, staff will work with the applicant to obtain the necessary permit(s). After the project is completed, the applicant submits “after” photos of the property. Staff may visit the property to confirm completion of the work. If the work is satisfactory and completed according to the approved scope of work, proof of expenses are submitted by the applicant. After verification of proof of expenses, the applicant receives a check for the grant in the appropriate amount within four (4) weeks from the date the City received the proof of expenses.

15. PROGRAM CONTACT

For information about the La Mesa Property Revitalization Grant Program, contact Lyn Dedmon, Senior Management Analyst, at (619) 667-1339 or ldedmon@cityoflamesa.us.