



WHITE PINE MAIN STREET ASSOCIATION
FAÇADE IMPROVEMENT PROGRAM
2024/2025

Table of Contents2-3

SECTION I - OVERVIEW OF PROGRAM.....4

 A. Purpose, Goal and Objective of Program.....4

B. Source of Funds.....4

 C. Program Requirements.....5

 D. Program Priority.....6

 SECTION II - APPLICANT ELIGIBILITY REQUIREMENTS.....7

 A. Property Ownership.....7

 B. Program Limitations.....7

 C. Program Exclusions.....7

D. Capacity.....7

E. Conflicts.....7

 SECTION III - PROPERTY ELIGIBILITY REQUIREMENTS.....8

 A. Eligible Commercial Properties.....8

 B. Minimum Property Rehabilitation Standards.....9

 C. Eligible Property Improvements.....9

 SECTION IV - PROGRAM PROCEDURES.....10

 A. Applicant Intake and Eligibility.....10

 1. Application and Required Documents.....10

 2. Application Review.....10

 B. Property Review/
 Inspection.....10

 1. Initial Review/Inspection.....10

 2. Follow-Up Inspection/Review.....10

 C. Contractor Selection
 11

 1. Procurement.....11

 2. Contractor Requirements.....11

 3. Ineligible Contractors.....11

 D. Award of Forgivable
 loan.....11

1. Notification.....	11
2. Agreement.....	12
3. Private Arrangements.....	12
4. Pre-Construction Meeting.....	12
5. Start of Construction.....	12
E. Reimbursement Process.....	13
F. Applicant Responsibilities.....	13
1. Property Maintenance.....	13
2. Property Tax Bills.....	13
3. Notice of Completion.....	13
SECTION V - SAMPLES OF FAÇADE IMPROVEMENTS.....	14
SECTION VI - ADDITIONAL REQUIREMENTS.....	14
A. Fire Insurance Requirements.....	14
B. Substitution by Contractor.....	15
C Non-commencement by Original Contractor.....	13
D. Maintenance Requirements.....	15
SECTION VII - AMENDMENTS.....	16
APPENDIX A - FAÇADE FORGIVABLE LOAN PROGRAM APPLICATION	
APPENDIX B - SCORING CRITERIA	

SECTION I - OVERVIEW OF PROGRAM

A. Purpose and Goals of The Program

The White Pine Main Street Association, in its continuing effort to support the progress of the White Pine Main Street Designated District, has created the Façade Improvement Incentive Program for all property owners within “White Pine Main Street Designated District”. This program focuses on the overall improvement of “White Pine Main Street Designated District” to make it more inviting for businesses. The purpose of the program is to enhance economic opportunities in “White Pine Main Street Designated District”, and to encourage additional investment in the city. Additionally, this program will help create a pedestrian-friendly and aesthetically pleasing environment for residents, visitors and tourists, and may also create substantial economic benefits for merchants and property owners as a result of increased interest and activity in the area. The program will provide financial assistance in the form of a forgivable loan to commercial property and/or business owners to make façade improvements to commercial buildings located within “White Pine Main Street Designated District” of the White Pine Main Street Association.

The goals of the program are to:

- Facilitate commercial revitalization
- Stimulate private investment and customer patronage
- Preserve and beautify the White Pine Main Street Designated District
- Generate shopping opportunities and create a pleasant walking environment by improving the visual aesthetics of commercial building facades.

The program will assist in restoring, substantially beautifying, and/or enhancing the entire façade or elevation of a commercial building. Additionally, the program is intended to assist in any projects that promote retail activities, create an attractive environment, improve neighborhood character and architectural design, use quality materials, and incorporate good design concepts.

B. Source of Funds

Funding for the program will be derived from multiple funds including forgivable loans attained by White Pine Main Street Association, a 501c3 non-profit, and funds dedicated in the White Pine Tourism and Recreation budget. The funding allocation for the Façade Improvement Incentive Program is based on the annual allocations provided by White Pine Main Street Association. The program will support property owner’s investments in eligible improvements to the appearance of their building’s storefront façade up to a maximum amount of \$20,000 in forgivable loan funding. The Program will only fund projects that significantly improve the visual appearance of the whole façade of the property as viewed from the street. Design and permit fees associated with the construction are also eligible projects costs. The following section provides details regarding the program’s criteria for eligibility and the approval process.

C. Program Requirements

Façade Improvement Program Boundary

Only properties located in the White Pine Main Street Designated District are eligible to apply to this program. (See Attached Map)

- The maximum forgivable loan amount is \$20,000 per property/business owner(s).
- The property owner MUST submit plans and elevations with an approved application.
- All applicable Planning and Building permits MUST be obtained from the City of Ely
- Work MUST be completed within six (6) months of the forgivable Loan award.
- Commercial buildings and mixed-use only. No residential property.
- A payment of the forgivable loan funds will be made available in full once the project proposal has been approved.
- Only one forgivable loan will be awarded per address within a 1-year period unless there is a change of ownership or a new tenant.
- Façade Improvement funding is limited to those storefronts that are directly in the White Pine Main Street Designated District
- Any building with a current zoning or building code violation is not eligible for the Façade Improvement Program.
- The proposal vetting committee, made up of representatives from The White Pine Main Street Association, White Pine Tourism and Recreation, and a business representative, will have discretion on whether the forgivable loan will be awarded to property or business owners who apply.
- The forgivable loan recipient is responsible for paying back the forgivable loan money in full if the terms of the forgivable loan are not satisfied.

D. Program Priority

The following criteria will be considered as a basis for assigning priority to applications.

- 1) Projects that involve a historical restoration/renovation of a building.
- 2) Projects that provide significant value to the White Pine Main Street Designated District.
- 3) Properties or areas that have historically been prone to blight.

4) Properties or areas adjacent to new public facilities such as a park or gathering spaces.

SECTION II – APPLICANT ELIGIBILITY
REQUIREMENTS

A. Property Ownership

The applicant(s) MUST be either the current property owner(s) or the current business owner(s) (tenant) to be rehabilitated to be eligible for program assistance. The business owner MUST obtain written consent from the current property owner. Individuals, partnerships, corporations, and other legal entities may apply for assistance. The existing forgivable loan deed MUST list all current owners of the

property. Property owner(s) shall be construed to be any person(s) or legal entity that holds title to the subject property. In cases of multiple ownership, the signature of each titleholder is required on all appropriate documents. The White Pine Main Street Association will verify property ownership and require all persons currently on the title to give written consent to all work proposed to be performed on the property prior to initiating such work.

B. Program Limitations

If a building or qualified units occupied by one tenant occupant, the maximum number of applications is one per façade. If a building has multiple independent units, each unit with a separate entrance, which has a wall that qualifies as an exterior façade, may make a separate application on the basis of one application per façade. For buildings with multiple tenant spaces where one tenant has applied for forgivable loan funds under this program for a portion of the building, the proposed work should be consistent with the historic fabric of the building. If a portion of a building has been improved with program funds, subsequent applications for the remaining portions of the building should be consistent with the prior forgivable loan work.

C. Program Exclusions

The following locations are not eligible to receive program assistance:

Non-commercial storefronts, residential homes, residential rental buildings, home-based businesses, and structures not facing the public right-of-way.

D. Capacity

Property owners or current business owners MUST be of legal age and MUST have the capacity to enter into binding contracts.

E. Conflicts

No member of the White Pine Main Street Association Façade Advisory Committee (FAC) and any employee, official, or consultant who exercises any policy decision-making function about the Forgivable Loan Program is eligible for the Forgivable Loan Program.

SECTION III – PROPERTY ELIGIBILITY

REQUIREMENTS

A. Eligible Commercial Properties

To be eligible for program assistance, the property that will be rehabilitated MUST be in the White Pine Main Street Designated District and meet the following requirements:

- Business MUST be located in the project boundary (see Map)
- Storefront MUST be visible from any road in the White Pine Main Street Designated District.

B. Minimum Property Rehabilitation Standards

All work performed under the provisions of this Program shall meet all applicable standards contained in the City's adopted zoning ordinance, local building and safety codes. The City's Municipal Code can be viewed on the City's website at: www.CityofElyNV.gov

C. Eligible Property Improvements

The White Pine Main Street Association has determined that the Façade Improvement Program assistance may only be used for exterior rehabilitation projects. Such exterior improvements may include, but are not limited to:

- Historic building restoration (removal of removal of non-historic materials or additions such as stucco and exposing the original masonry/brick)
- Exterior façade treatments (stucco, brick veneer, paint removal, etc.)
- Colonnade replacement with awning, canopy, or other shade solution
- Exterior painting of buildings visible from public right-of-way
- Facade/brick cleaning
- Signage repair or replacement
- Exterior doors
- Insulated windows and window frame replacement
- Dark Sky Certified exterior lighting and electrical work
- Landscaping related to exterior features
- Permanent exterior signage

The following improvements are ineligible under this program:

- New Construction
- Any improvements not visible from the public right-of-way or publicly owned space
- Parking Lot resurfacing
- Nonvisible mechanical equipment screening
- Interior improvements/remodeling

- Temporary, portable, or non-permanent improvements
- Murals
- Business operations-related costs
- Property acquisition, debt refinancing, expansion of building area, or conversion of building use
- Normal maintenance and repair
- HVAC repair/improvements
- Plumbing repairs/improvements

Applications for property improvements will be prioritized according to the following criteria:

1. Properties or areas that historically have been prone to blight.
2. Projects that provide significant value to the White Pine Main Street Designated District.
3. Properties or areas that lead to new public facilities such as parks.
4. Projects that involve a historical restoration/renovation of a building.

Construction:

Façade improvements shall be of exceptional design and quality and should incorporate high-quality materials that enhance the overall development and appearance of the selected site.

SECTION IV - PROGRAM PROCEDURES

A. Applicant Intake and Eligibility

1. Application and Required Documents

Applications are available online at <https://www.whitepinemainstreet.com>. Each application MUST be completed in its entirety, signed and submitted with all required documents as listed in the application, including a forgivable loan encumbrance, signed proof of ownership or lease agreement. Applications will be reviewed in the order in which they are received. The White Pine Main Street Association will maintain a waiting list for all prospective participants. Incomplete applications will not be processed.

2. Application Review

All complete applications will be date-stamped when received and processed in that order. Applications will be subject to review by the White Pine Main Street Façade Advisory Committee (FAC). The FAC will evaluate the applications based on the program's scoring criteria, which can be found in Appendix B. Incomplete applications will not be processed until all requested information is submitted. A notification letter will be sent to applicants concerning the approval or denial of the Application. Eligible applicants will be contacted to enter into an agreement with the White Pine Main Street Association and schedule a property inspection.

The FAC shall consist of three members of the White Pine Main Street Association and the Director of White Pine County Tourism and Recreation.

B. Property Review/Inspection

1. Initial Review/Inspection:

A site visit and fire safety inspection will be arranged between the Planning and Building Department staff, Ely Fire Department, and the property owner and/or business owner to undertake an inspection of the building and to develop specifications for the Program. White Pine Main Street Façade Advisory Committee (FAC) will review the property to ensure that the building meets FAC approved requirements for the exterior of the building.

2. Follow-Up Review/Inspection:

If City Staff finds code violations during the initial inspection, the property owner and/or applicant will be required to correct those violations before continuing in the Program process. A follow-up review will be arranged between city staff and the property owner and/or business owner to ensure the property is up to code.

C. Contractor Selection

1. Procurement:

Applicants are free to select their Licensed contractor. The chosen contract MUST comply with the City's requirements for contractors. White Pine Main Street Association reserves the right to obtain additional bids/estimates to determine the validity of the proposed project.

2. Contractor Requirements:

White Pine Main Street Association shall maintain a file for each contractor performing work pursuant to the terms and conditions of this program. The file shall include the following information:

- i. Copies of the contractor's current liability and worker's compensation insurance policies.
- ii. Copies of the contractor's current Nevada's Contractor's License.
- iii. Copy of contractor's City Business License.
- iv. Provide a subcontractor list as applicable.

3. Ineligible Contractors

Any contractor with an expired General Liability and/or Workers' Compensation insurance or a valid state contractor's license shall be removed from the job until the contractor can provide proof of current insurance and/or license. All contractors shall be required to obtain a City Business License prior to the issuance of a building permit. In addition, the Contractor MUST provide a list of completed projects relevant work performed within the last two years related to a façade improvement program or a historic building restoration project.

All owners/builders, or any members of the applicant's family or extended family, are considered ineligible, regardless of credentials or license. Any ineligible contractor found working at the job site will not be eligible for Forgivable loan reimbursables.

D. Award of Forgivable loan

1. Notification:

The White Pine Main Street Association shall notify the selected the owner and contractor of the award of the forgivable loan award and shall establish date, time and place for the pre-construction conference. The pre-construction conference will include Building official, Property/Business owner(s) and the Contractor.

2. Agreement:

The agreement for the approved façade improvements shall be prepared by the White Pine Main Street Association and shall be entered between the Property/Business owner(s) and the White Pine Main Street Association.

3. Private Arrangements:

The White Pine Main Street Association Cautions Property/Business owners and Contractors not to enter "side deals" for additional work or deviations from the approved scope of work.

4. Pre-Construction Meeting:

Prior to construction, White Pine Main Street Association will arrange a pre-construction meeting which shall be attended by the Contractor, the property/business owner(s), and representative of the White Pine Main Street Association. The purpose of this meeting is to explain all Program requirements and procedures, coordinate and schedule the work start date, and answer questions related to contract documents.

5. Start of Construction:

No work shall commence until a “Notice to Proceed” has been issued to the Contractor, signed by the Property/Business owner(s) and White Pine Main Street Association. In addition, no work shall commence until all required permits have been issued by the City’s Building Inspector and Fire Department And compliance document(s) recorded at the WPCO recorder’s office

- a. The Contractor shall contact the Planning and Building Department to obtain all requirements for the plan and submittal to obtain building permits from the City’s Building Inspector and Fire Department. Plans will be reviewed by the City’s Building Inspector and fire department. The contact information for the Planning and Building Department is as follows:

Planning and Building Department

501 Mill St, Ely, NV 89301

Phone: 775.289.2430

Hours: Monday – Friday 8:00 a.m. – 5:00 p.m.

E. Reimbursement Process

1. Upon approval, the White Pine Main Street Association will enter into an **agreement** with the applicant and approved work may begin immediately after the agreement is fully executed.
2. Applicants are responsible for obtaining all necessary permits (including building permits) and authorities from the City.
3. Staff will inspect the project to ensure compliance with forgivable loan.
4. Work **MUST** be completed before June 1, 2025. If the work is not completed within the 6-month period, the funds will be forfeited and **provided** to the next eligible property owner.

5. All work MUST comply with approved plans.
6. Forgivable loan funds will only be disseminated to the applicant.
7. A payment of the forgivable loan fund will be made available, in full, upon approval of the proposal. If the forgivable loan requirements are not satisfied, the recipient will be responsible for repaying the award in full, with interest as specified in the loan documents.

F. Applicant Responsibilities:

Property Maintenance:

The property/business owner(s) is/are responsible for property maintenance during the rehabilitation work (The contractor is responsible for keeping the property clean of all construction material). The Property/Business owner(s) MUST ensure that the rehabilitation work is not impeded because of their action or the actions of their tenants. The White Pine Main Street Association and or the City shall encourage the Contractor and his/her employees to provide adequate pedestrian and property protection at the construction site.

Property Tax Bills:

Current property tax bills for the subject property MUST be current. The property owner(s) is/are responsible for ensuring that the property taxes are current. The White Pine Main Street Association will verify that the property taxes for the property are current. If the property's tax statement indicates a delinquency, at the time of the Program application, White Pine Main Street Association shall not proceed with forgivable loan processing until it is supplied with a Certificate of Redemption from the White Pine County Tax Assessor's Office or other appropriate documentation of proof of payment.

Notice of Completion:

The property/business owner(s) is/are responsible for scheduling a final job completed inspection with the City's Building and Fire Department. The White Pine Main Street Association will verify that the project received a passing final inspection. After all requirements have been met, the City will issue a Notice of Completion to the property/business owner(s).

SECTION V: EXAMPLES OF
FAÇADE IMPROVEMENTS PROJECTS

Example

Type of Project: Historic Building Restoration

Description: This is an example of a historic building restoration project located in the downtown area of...

Before:

After:

Example

Type of Project: General Façade Improvements

Description: This is an example of a **property** improvement project that included new paint, cornice, siding, windows, doors, awning, detailing and other signage.

Before:

After:

SECTION VI – ADDITIONAL REQUIREMENTS

A. Fire Insurance Requirements

Applicants are obligated to carry sufficient fire insurance coverage on the subject property to be rehabilitated under the provisions of this Program. Prior to any forgivable loan assistance, minimum fire insurance coverage shall be provided in an amount which is equivalent to the value of the subject building or structure including the proposed rehabilitation improvements. Uninsured applicants **MUST** obtain coverage in the required amount prior to receiving forgivable loan assistance.

B. Substitution of Contractor

In the event that the selected Contractor shall fail or refuse to complete the **work** in a professional and **workman-like** manner, as set forth in the Rehabilitation Construction Contract, including its General Conditions and Standard Specifications, or fails to use due diligence in performing the required work, the applicant may terminate the Rehabilitation Construction Contract, upon providing a written notice to White Pine Main Street Association and Contractor. White Pine Main Street Association shall assist the applicant in completing the necessary termination document(s) as needed. No further rehabilitation is to commence until an agreement releasing the original Contractor from their contractual **obligations** is on file with White Pine Main Street Association, and a new contract is signed between the substitute contractor and the property owner(s).

C. Non-commencement by Original Contractor

The applicant shall notify White Pine Main Street Association in writing that the originally selected Contractor has failed to perform the rehabilitation work and the reason(s) why a substitution of Contractor has been requested. The applicant(s) shall obtain additional bids from contractors willing to perform the rehabilitation work. The City shall inspect the job site and compile a list of incomplete or unacceptable items to determine the extent of work to be completed by the substitute contractor.

A meeting shall be held between White Pine Main Street Association, the applicant(s) and the original contractor to establish the amount and payment method for any work which has been completed in accordance with the agreement. Funds withheld from the original contractor shall be identified. Lien releases and invoices from the original contractor and subcontractor(s) shall be provided. The City of Ely shall prepare a revised work write-up, based upon the inspection findings, which shall contain only those items necessary to complete the job. The applicant(s) shall obtain bids from contractors willing to perform such work, and to the extent possible, ensure that the new contract does not exceed available forgivable loan funding. A new Rehabilitation Agreement and Notice to Proceed shall be prepared by White Pine Main Street Association and appropriately signed.

D. Maintenance Requirements

By accepting forgivable loan funds, the applicant commits to properly maintain all improvements and to keep storefronts, as well as sides and back of buildings, clean and free of graffiti for the duration of their ownership at the Property/Business Owner's expense. Any damage to the façade is to be repaired immediately by the applicant so that the building remains in good condition and positively contributes to the business area. On an ongoing basis, the applicant is required to touch up painted areas and perform any other repairs needed to maintain the building appearance including the annual cleaning of awnings (if applicable) at the Property/Business Owner's expense.

SECTION VII – AMENDMENTS

Amendments to these guidelines may be made from time to time by the White Pine Main Street Association. The vested authority shall be granted to the White Pine Main Street Association or his/her designee to grant a minor waiver or make minor amendments to these guidelines, with the exception of Federal regulations. All major amendments to these guidelines shall be approved by the White Pine Main Street Association.

WHITE PINE MAIN STREET ASSOCIATION FAÇADE IMPROVEMENT PROGRAM

APPLICATION CHECKLIST

Complete this checklist to ensure all required documents are included. Incomplete applications will not be considered.

Complete Façade Improvement Application

- Organizational Documentation. (Articles of Incorporation, LLC Operating Agreement, etc.)
- Personal Background Exhibits
- Owner's Signature on Application - Required if Applicant is not the owner of the property.
- List of All Tenants and Businesses in the Building

-Copy of Applicant's City Business License Check here if not applicable.

-Statement of Project Description

-A written statement of what the façade project will involve. Provide as much detail as possible, including what you are changing or replacing, type of new materials to be used, color, location on façade, etc.

-Photographs of Existing Façade

-Submit several photos of your building in its current condition. If necessary, also take several photos of buildings in the area to demonstrate that your proposed improvements will maintain the character of the area. Be sure to label each photo and indicate what improvements you are proposing to make in each image. Photos MUST be submitted electronically in JPEG format.

Drawings of Proposed Façade Improvements

-Include a concept drawing of what the site will look like after work is completed. For larger projects involving a major scope of work this will include copies of your renovation plan containing elevations and site plans. For smaller projects, a simple sketch may be appropriate at the City's discretion. In addition to a conceptual drawing, include product sample sheets of design elements such as windows, doors, lighting, canopies, etc. showing colors, size, type of material, etc.

-Detailed Cost Estimates Bids for Proposed Improvements. You MUST submit a minimum of two cost estimates from qualified contractors.

-Estimates should include all details for the approved scope of work.

-Return all completed applications with all required attachments to the Planning and Building Department

PROJECT INFORMATION

Applicant Information

Name:

Phone:

Building Address for the Program:

Email:

Federal Tax ID#:

Property Owner Information

Name: Years Owned:

Address: Phone:

City: State: Zip:

Email:

Type of Ownership:

Property Owner's Signature - Improvements Approved:

Business Owner Information

Name of Business: Project Owner's Name:

Address: Phone:

City: State: Zip:

Email:

Type of Business:

Business Owner's Signature - Improvements Approved:

Contractor Information

Name of Business: Contractor's Representative

Name:

Address: Phone:

City: State: Zip:

Email:

Type of Business:

Tax ID#:

Nevada State Contractor's License#:

Contractor's Signature - Improvements Approved:

Statement of Project Description:

Please describe the scope of the proposed improvements below (include a summary of the

building's current condition, areas to be improved and how, as well as any proposed materials or colors). You may attach additional sheets if necessary or use a separate page to provide written statement.

Scope of Work

You may attach additional sheets if necessary or use a separate page to complete the items below.

Proposed Improvement Budget

Item Description

Cost: \$

Grand Total Amount: \$

Requested Façade Improvement Program Forgivable Loan Amount: \$

Project Timeline (Explain in detail)

GENERAL CONDITIONS

- The applicant is solely responsible for all safety conditions and compliance with all municipal, county, state and federal safety regulations, building codes, ordinances, labor and wage laws, and other applicable regulations.

- Work completed prior to final forgivable loan approval is not eligible for funding.

The applicant will not seek to hold the White Pine Main Street Association and/or its agents, employees, officers, and/or directors liable for any property damage, personal injury, or other loss relating in any way to the Façade Improvement Program.

- The applicant agrees to maintain the property and improvements for a minimum of 10 years unless there is a change in ownership or occupancy of the building.

- The applicant authorizes the White Pine Main Street Association to promote an approved project, including but not limited to displaying a sign at the site, during and after construction, and using photographs and descriptions of the project in White Pine Main Street Association materials and press releases.

- The applicant understands the White Pine Main Street Association reserves the right to make changes in conditions of the Façade Forgivable Loan Program as warranted.
- If at any time you wish to withdraw your application, you MUST notify the White Pine Main Street Association, 150 6th Street St, Ely, NV 89301 as soon as possible.

APPLICATION CERTIFICATION

Please read the statements below and certify that you understand:

- I/we certify that the building owner is the owner of the property.
- I/we certify that there are no current code enforcement actions pending against this property.
- I/we have attached a copy of all current leases.
- I/we have attached relevant photos of the building facade(s) to be included in this program.
- I/we have reviewed the program overview and guidelines, have familiarity with **the responsibilities** of each party and understand that:
- All services to be performed by contractors shall be the subject of agreement between
- applicant and contractor(s).
- The Agency shall not assume any liability for such agreements, except as specifically
- authorized by the program.
- I/we have read and understand the White Pine Main Street Association program guidelines, accept the qualifications and conditions and through signature(s) below, certify that I/we are qualified and will abide by such conditions set forth in this application and all reasonable conditions which may be issued by the White Pine Main Street Association in the implementation of this program. I understand that this is a voluntary program, under which the White Pine Main Street Association has the right to approve or deny any project or proposal or portions thereof.

Applicant(s) Signature

Date

Property Owner's Signature

Date

Scoring Criteria

Applications to the Façade Improvement Program will be evaluated by the White Pine Main Street Association Advisory Committee (FAC) using this scoring system. In addition to the Scoring Criteria, applicants MUST meet all other program requirements outlined in the Façade Improvement Guidelines to be considered for funding. Based on funding availability, the applicant(s) with the highest combined scores from the **scoring** rubric will be awarded. A score of 4 is the highest for each category and a score of 1 is the lowest for each category.

APPLICANT: NUMBER

ADDRESS:

RATER NAME:

DATE:

VISIBILITY: Certain buildings and businesses are important to downtown's character because of their location, size, and/or architectural details.

- The building is highly susceptible to blight. **1 2 3 4**
- Key, highly visible elements of the building will be improved. **1 2 3 4**
- The building is highly visible due to its location (prominent intersection, larger than surrounding properties, adjacent to **a park** or public space, etc.). **1 2 3 4**
- Improvements will significantly impact revitalization efforts in downtown. **1 2 3 4**

DESIGN: some changes may benefit a property's aesthetics significantly.

- The plan is consistent with Ely's commercial design guidelines and development standards. **1 2 3 4**
- Proposed improvements will enhance the aesthetics of the building and **the surrounding** White Pine Main Street Designated District. **1 2 3 4**
- The proposed work complements **the neighboring** property. **1 2 3 4**
- A professional designer contributed to the plan. **1 2 3 4**
- Historic characteristics are enhanced and/or restored. **1 2 3 4**

SUSTAINABILITY/PERMANENCE: some improvements have a greater, lasting value than others and will remain relevant to the property over time. Priority will be given to **projects** with significant permanence.

- Improvements are more than temporary cosmetic touches. Improvements

have lasting value and will enhance the integrity of the property. **1 2 3 4**

- Project includes a maintenance plan for the improvements. **1 2 3 4**
- Applicant owns the building and plans to invest in additional projects. **1 2 3 4**

COMMUNITY CONTRIBUTIONS: businesses that focus on the community and build a better place for people to live, visit, work, and play. Priority will be given to businesses that actively give to the community.

- The property has **no** current code violations or past violations that have been documented. **1 2 3 4**
- Applicant keeps **the area** around the business clean and free of debris on a consistent basis. **1 2 3 4**
- Applicant participates in downtown organizations and events that promote the community. **1 2 3 4**
- Applicant actively promotes the community and their business. **1 2 3 4**

BONUS:

- The project **overwhelmingly** positively impacts economic activity in the community. **1 2 3 4**

TOTAL

COMMENTS:

RATER SIGNATURE: