



Sodus Chamber of Commerce NY Main Street Program

Program Description: The Sodus Chamber of Commerce was awarded \$200,000 in grant funds from the State of New York to implement a Building Improvement Program within the Village of Sodus Business District. Property owners within a target area are eligible for matching reimbursements of up to \$50,000 including:

- **75% reimbursement**
 - Façade Improvements: Signs, Awnings, Storefronts, Masonry, Exterior Painting, Windows/Doors, Exterior Lighting, other exterior improvements.
- **50% reimbursement**
 - Structural and Energy Efficient Improvements: Foundation, Roof structure (not roofing materials), supporting walls, energy efficient HVAC/Water Heaters, insulation, other approved improvements.
 - Architectural/Design Assistance.
- **25% reimbursement**
 - All other improvements.

Funding Available: Matching reimbursements (up to \$50,000 per building) are available to target area property owners. Funds will not be awarded for work completed prior to the owner signing a contract and receiving a Notice to Proceed from the Chamber.

Eligible Applicants: Owners of properties within the target area. Renovations to commercial and mixed use buildings are eligible.

Requirements: All applicants must comply with the following regulations:

1. Local Laws and regulations including the Zoning and the Building/Fire Codes.
2. Façade improvements should be compatible with the Design Guidelines adopted by the Sodus Chamber of Commerce.
3. Women and minority businesses must be given an opportunity to bid on projects.
4. All projects must be approved, prior to construction, by the State Historic Preservation Office.
5. All contractors must comply with lead based paint safe work practices and with asbestos and radon regulations.
6. All project improvements must be kept in good repair for at least five years.
7. Vacant residential units improved with funding must be made available to households earning 90% or less of the area's median household income for five years.

Application, Approval & Payment Process:

1. Obtain an application by contacting the Chamber's grants consultant - Ed Flynn, Stuart I. Brown Associates, 585-295-6285, eflynn@labellapc.com.
2. Submit the completed application to the grants consultant at the address below or by e-mail.
3. Brown Associates will work with the owner to develop work write ups and send them out for bids. At least two bids must be obtained for all work and/or design assistance.
4. The Chamber's grants consultant will submit the proposed project to the State Historic Preservation Office (SHPO) for review which can take up to 30 days.
5. The application is presented to the Chamber Board for approval.
6. Once approved, contracts will be signed between the Chamber and the applicant, and the applicant and the contractor
7. A Notice to Proceed will be issued to the contractor. Contractors should not start any work until the Notice is received and he has any necessary permits and approvals from the Village.
8. When work is completed, the applicant pays the contractor.
9. The applicant submits a paid invoice to the grants consultant when the project is complete.
10. The grants consultant will coordinate an inspection of the property to verify work is satisfactory.
11. If work is satisfactory the Chamber's grants consultant will submit the project for reimbursement to the State. The State will transfer the reimbursement to the Chamber and the Chamber will reimburse the applicant. This process typically takes up to four weeks.

Questions: Please contact Ed Flynn of Brown Associates at 300 State Street, Suite 201, Rochester, NY, 14614, 585-295-6285, or eflynn@labellapc.com for applications or information.
