

CITY OF SEGUIN MAIN STREET PROGRAM

DOWNTOWN HISTORIC DISTRICT REINVESTMENT INCENTIVE PROGRAM

GOAL: To provide private property owners access to grants, funds, tax abatements, tax credits, and fee waivers to spur economic revitalization and business growth and development in the Downtown Historic District (DHD), with an end result of decreasing retail leakage to aid in local sales tax revenue collection, increasing the ad valorem tax base due to improvements made to property in the DHD, improving quality of life, and positioning downtown Seguin as a destination for heritage tourism.

RATIONALE: The DHD area is more difficult to develop than areas in newer sections of Seguin. Developers must address environmental issues, parking limitations, handicap accessibility, and the challenge of bringing historic structures into compliance with modern-day building codes. Incentives encourage reinvestment in the DHD.

CITY COMMITMENT: The City of Seguin is encouraging reinvestment in the DHD by offering the following programs:

FIX-IT FAÇADE IMPROVEMENT GRANTS: This program helps to “cost share” up to a dollar-for-dollar basis improvements made to the exterior of a property. This can include removal of attached facades, cleaning and painting buildings, repairing or replacing windows and doors, repairing or replacing canopies and awnings, repairing or replacing roofs, and other approved improvements to the exterior that assist in the preservation of Seguin’s National Register of Historic Places Commercial Historic District. Funding is provided by the City of Seguin, Economic Development, and the City’s Hotel Occupancy Tax (HOT) Fund.

PERMIT FEE AND SIGN PERMIT WAIVER: Applications for the following permits within the Downtown Historic District are exempt from the payment of the relevant permit fees: Building, Electrical, Mechanical, Plumbing, Sprinkler System, Alarm Systems, Sign and Sign Variance. Fees for signs and sign variances are waived for properties located in the Downtown Historic District.

LOW INTEREST LOAN POOL: This program provides low interest loans based on funds available and applicant qualifications that can be used to make improvements to the interior and/or exterior, install fire suppression systems, abate asbestos, mitigate lead paint, provide handicap accessibility, finish out space for commercial use, and make other code-compliance and aesthetic improvements. The minimum loan amount is \$20,000 with a maximum loan amount based on funds available. An application for a lesser amount of \$10,000 - \$20,000 can be considered on a case-by-case basis. The loan program is paid for with Utility Funds and administered by the City of Seguin.

CITY TAX ABATEMENT: This program can provide up to 100% abatement of City of Seguin taxes on improvements over \$2,000 for a period of 5-10 years depending on the level of investment.

COUNTY TAX ABATEMENT: This program can provide an abatement on improvements of a percentage of Guadalupe County taxes for a period of up to 10 years.

FEDERAL AND STATE TAX CREDITS: These programs can provide federal tax credits of 10% or 20% for approved projects located in the National Register Historic Commercial District and State Franchise Tax Credits of 25%. Tax credit projects are administered through the Texas Historical Commission.