

## Mineral CDBG Business District Revitalization Project – Project Summary

### What are the current problems that need to be addressed in the Town?

Physical blight, vulnerable business market, challenges with competition (existing & speculative), and pedestrian safety

### Why is the Town of Mineral Important?

Supports sensitive groups (those that are elderly or have disabilities), historic/cultural and social center, and economic/service center

### What activities would this project include that would address the Town's existing challenges?

- **Blight Removal** (acquisition/demolition/condemnation) – We have obtained the costs of demolition for the blighted structures in the study area. We also have costs for structural studies under the CIG, to determine which properties can be saved with redevelopment using a Revolving Loan Fund.  
Budgeted: \$200,000
- **Revolving Loan Program** – The Loan program would provide gap financing for the acquisition of land/easements, building rehabilitation, business start-up costs and working capital. The revolving loan pool would be about \$500,000. The hope is to help redevelop the blighted buildings and also provide financial assistance to the downtown businesses, to avoid future blight. In conjunction, the Town has coordinated with the County's Economic Development department about recruiting businesses and training programs. That assistance would be offered outside the CDBG funds. Other partnerships will help these efforts.  
Budgeted: \$500,000
- **Marketing and Branding Plan** – This includes a final marketing and branding plan, along with improved signage and 'way finding' devices.  
Plan Budget: \$30,000  
Signage and Way Finding: \$25,000
- **Design Guidelines** – Per the 2011 Program Design.  
Budget: \$15,000
- **Pedestrian Improvements** – There are two important intersections that are important to the study area, yet dangerous because of their design. Dewberry completed an engineering report for improvements to the pedestrian aspects, such as curb-cuts that are ADA compliant. This was particularly important because of the high percentage of those who are elderly and with disabilities.  
Budgeted: \$68,000
- **Façade Improvement Program** – The Town would fund a façade program, separate from the revolving loan. This would focus exclusively on the façade improvements, whereas the revolving loan would have a broader reach and is intended for more extensive work.  
Budget: Town funded