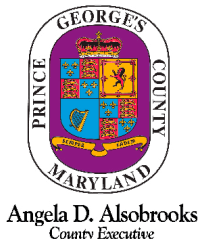


Commercial Property Improvement Program 2024

Pre-Applicant Virtual Meeting
October 21, 2024

presented by:
Victor E. Sherrod
Project Manager



CPIP
2024

PROGRAM OVERVIEW

Commercial Property Improvement Program (CPIP) was established to assist owners of shopping centers & retail store fronts with improvements to enhance retail competitiveness and viability of their retail space.

- Exterior façade
- Place making
- Lighting
- Major building systems improvements

Prince George's County Executive Angela D. Alsobrooks



“We are excited to announce this year’s round of Commercial Property Improvement Program funds,” said County Executive Angela Alsobrooks. “Economic development has been a key priority throughout my administration. These types of grants are crucial in supporting our growing business community and our overall efforts to strengthen Prince George’s. Through this grant opportunity, we are able to support the revitalization of shopping centers and other retail spaces, which will attract new businesses to the County and create jobs for Prince Georgians right here at home.”

FY 2024 AVAILABLE FUNDING

\$1 Million



Program Overview

The CPIP is a match funding program, meaning that CPIP will match the applicant's paid project improvements cost up to 50%. For examples, if the cost of the improvements is \$200K and the CPIP award is \$50K, once the planned improvements are completed and paid for by the applicant, the CPIP will reimburse \$50K to the applicant.

The minimum grant amount is **\$50K**
The maximum grant amount is **\$350K**

The CPIP will reimburse up to 50% of approved construction cost, not to exceed the approved grant amount, as cost are incurred and as documented by the applicant's expenditure.

Please note:

The reimbursement of funds does not occur until the project is at **50%** completion, or at the end of the project.

Eligible Improvements

Scope of work must include a *minimum of three* of the following eligible improvements:

- Redesign and construction of storefront façade
- Upgrade of major building systems to increase energy efficiency
- Replacement or repair of cornice, parapets and other architectural features
- Replacements of doors and windows on front façade of property
- Installation or upgrading of exterior lighting
- Installation or improvement of signage
- Installation or replacement of awnings or canopies
- Exterior painting or repointing of brick

Eligible Improvements (Cont.)

- Installation of art and landscape features
- Parking lot improvements: repaving/resurfacing/restriping
- Roof replacement

Ineligible properties

- ❑ Shopping centers or commercial space occupied exclusively by places of worship, or non-retail uses are not eligible to participate in the CPIP program.



Evaluation Criteria



Evaluation Criteria	Maximum Points	
Market Potential/site conditions per site visits and application narrative	25	
Physical impact and enhancement of a community	30	
Readiness to Proceed Maximum Points	20	
Leveraging of CPIP Funding Maximum Points	25	
Total		100
<i>Bonus Points: Public Art</i>		<i>5</i>

- +
 - • Examples of CPIP Renovations



Before



After



St. Barnabas Road 3650 – 3676 St. Barnabas Road Suitland , MD 20746

Scope of work:

- Installation of new storefront framing.
- New roof & sealing
- New 5-ton HVAC systems
- Refinish parking lot and seal
- Exterior light fixtures
- New storefront signage
- Exterior painting of store front
- New landscaping beds/planters

Before



After



Shoppes at Crittenden Crossing 4802 – 4816 Rhode Island Avenue Hyattsville, MD 20781

Scope of work:

- Redesign of storefront façade
- Upgrade major building system – energy efficiency
- Replace and repair of cornice, parapets and other architectural features
- Upgrade exterior lighting
- New storefront signage
- New awnings or canopies
- Exterior painting and repointing of brick
- Art installation and or landscape features

2022 Applicant

Scope of work:

- Roof replacement
- Window replacement
- Steel cornice structures with new efficient LED storage signage
- New hardscape to create outdoor eating areas for restaurants
- Exterior lighting
- New landscaping




Prince George's County Competitive Retail Market Strategic Action Plan 2017

The Maryland-National Capital Park and Planning Commission,
Prince George's County Planning Department

☐ https://issuu.com/mncppc/docs/crmsap_web1

Consultants

- ☐ Robert Charles Lesser and Company Real Estate Advisors (RCLCO)
- ☐ The Community Land Use and Economics Group, LLC



CPIP Program Application Requirements Submittal (Pre-selection)

- A completed executed CPIP Application with all required attachments must be submitted by owner (s) of eligible properties
 - Properties with delinquent mortgage(s), delinquent County taxes, and outstanding code violations are ineligible
 - Applicants must determine if property is subject to any permit, design, or historic preservation standards.
-

Post Selection (Closing/Pre – Construction)

- Applicant must develop all permit, construction and applicable mechanical drawings, to conform to all federal, state and local codes, ordinances, regulations and applicable historic preservations requirements.
- Applicant must obtain all applicable permits
- Submittal of at least three bids for approved scope of work from licensed and bonded construction company.
- Executed construction contract for approved scope of work, with licensed and bonded construction company.

Post Selection (Closing/Pre – Construction) Continued

- Approved Applicant will be required to execute a CPIP Grant Agreement and CPIP Agreement for funded improvements.
- CPIP Grant will be disbursed on a reimbursable basis, upon submittal of evidence of completed approved scope of work, applicant's payment of matching contribution, and contractor lien release.

Post Selection (Closing/Pre – Construction) Continued

- Approved Applicant must comply with all other requirements deemed necessary by the RDA to implement the CPIP Program

Link to CPIP Documents

<https://www.princegeorgescountymd.gov/departments-offices/redevelopment-authority/grants/commercial-property-improvement-program>

NEXT STEPS

Application Issue Date

October 21, 2024

Questions and Answers

November 12, 2024

Applications Due

December 9, 2024

12:00 Noon

QUESTIONS