

FIRE DESTROYS TWO BUILDINGS



Priority #1: "The Hole"

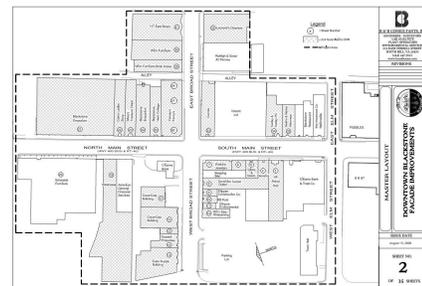


DETERMINING THE POTENTIAL PROJECT

Issues included broken windows, faded murals, boarded up windows, tattered awnings, Rusted facades, bricked in windows, deteriorating vinyl, overgrown ornamental trees...



The Project Boundary



ROME WAS NOT BUILT IN A DAY

- A Planning grant was awarded in 2004
- First application for block grant denied in 2005
- Applied 2nd time in 2006 and was not funded
- Third time was the charm-town was notified of the downtown award in the winter of 2006/2007

2 Tasks: Learn it and promote it

- The Grant allowed for 41 facades, 9 LMI apartments, and a \$100,000 loan pool.
- We had 18 property owners committed so we were about 50% where we needed to be.
- We had no prospects for the Housing Program
- We had no prospects for the Loan Pool
- We had no materials to promote the highlights of the various programs offered.

Loan Pool Documents

Microenterprise Loan Fund (MLF) Terms of Blackstone
Blackstone Development Distribution Project
REVOLVING LOAN FUND PROCESS

Business Owner Decides to accept job and apply to revolving loan fund

LEGEND

- Loan Application
- Loan Approval
- Loan Disbursement
- Loan Repayment

SECTION III: FINANCIAL SUMMARY

Assets: Cash, Accounts Receivable, Inventory, Prepaid Expenses, Other Assets

Liabilities: Accounts Payable, Other Liabilities

Net Worth: Total Assets minus Total Liabilities

Microenterprise Loan Pool Brochure

Blackstone
Community Development Block Grant (CDBG)
Revolving Fund

Application Checklist

- Business Plan
- Financial Statements
- Personal Financial Statement
- Proof of Address
- Proof of Insurance
- Proof of License

Façade Documents

FAÇADE IMPROVEMENT PROGRAM
APPLICATION FOR ASSISTANCE
RELEVANT PHOTOS

Name of Applicant: _____ Date: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____

Signature: _____

FAÇADE IMPROVEMENT PROGRAM DESIGN

Blackstone Development Distribution Project
 Town of Blackstone, Virginia
 April 1, 2007

The Façade Improvement Brochure

Blackstone
FAÇADE IMPROVEMENT PROGRAM
Program Guidelines & Requirements

How To Apply:

1. Obtain a business plan.
2. Obtain a business license.
3. Obtain a business insurance policy.
4. Obtain a business address.
5. Obtain a business phone number.
6. Obtain a business website.
7. Obtain a business social media presence.
8. Obtain a business credit history.
9. Obtain a business tax history.
10. Obtain a business financial statement.
11. Obtain a business personal financial statement.
12. Obtain a business proof of address.
13. Obtain a business proof of insurance.
14. Obtain a business proof of license.
15. Obtain a business proof of ownership.

The Landlord Agreement

Landlord Participation Agreement
 Town of Blackstone Development Distribution Project

I, the undersigned, hereby agree to participate in the following requirements in the event of a loan project:

1. I agree to provide the following information to the Town of Blackstone:
 - a. A copy of my business plan.
 - b. A copy of my business license.
 - c. A copy of my business insurance policy.
 - d. A copy of my business address.
 - e. A copy of my business phone number.
 - f. A copy of my business website.
 - g. A copy of my business social media presence.
 - h. A copy of my business credit history.
 - i. A copy of my business tax history.
 - j. A copy of my business financial statement.
 - k. A copy of my business personal financial statement.
 - l. A copy of my business proof of address.
 - m. A copy of my business proof of insurance.
 - n. A copy of my business proof of license.
 - o. A copy of my business proof of ownership.
2. I agree to provide the following information to the Town of Blackstone:
 - a. A copy of my business plan.
 - b. A copy of my business license.
 - c. A copy of my business insurance policy.
 - d. A copy of my business address.
 - e. A copy of my business phone number.
 - f. A copy of my business website.
 - g. A copy of my business social media presence.
 - h. A copy of my business credit history.
 - i. A copy of my business tax history.
 - j. A copy of my business financial statement.
 - k. A copy of my business personal financial statement.
 - l. A copy of my business proof of address.
 - m. A copy of my business proof of insurance.
 - n. A copy of my business proof of license.
 - o. A copy of my business proof of ownership.

Landlord Name: _____
 Landlord Address: _____
 Landlord Signature: _____

Housing Program Brochure

Blackstone
DOWNTOWN HOUSING PROGRAM
APARTMENT FOR RENT

Program Guidelines & Requirements

How To Apply:

1. Obtain a business plan.
2. Obtain a business license.
3. Obtain a business insurance policy.
4. Obtain a business address.
5. Obtain a business phone number.
6. Obtain a business website.
7. Obtain a business social media presence.
8. Obtain a business credit history.
9. Obtain a business tax history.
10. Obtain a business financial statement.
11. Obtain a business personal financial statement.
12. Obtain a business proof of address.
13. Obtain a business proof of insurance.
14. Obtain a business proof of license.
15. Obtain a business proof of ownership.

106 N. Main

Architectural Details invisible



Architectural Details highlighted



121 N. Main Street

FROM CONCEALING....



....TO REVEALING!!!!



120 W. Broad Street

FROM FADED GLORY...



...TO FORMER GLORY



110 W. Broad Street

BEFORE: NEGLECT



AFTER: ATTENTION TO DETAIL



Coke Mural Repainted

From barely visible



To Eye-catching colorful



107 W. Broad Street

BEFORE



AFTER



110 N. Main Street

BEFORE



AFTER



PARTNERSHIPS

- The Town of Blackstone
- DHCD
- Virginia Main Street
- Collaborating Communities
- B&B consulting
- Volunteers and stakeholders
- Frazier Associates
- W.E. Bowman contractors
- DBI

Dealing with Property owners

- The customer is always right
- Make it plain
- Negotiate
- Get it right
- Make them happy
- Paint the picture
- Get them answers

Comments

- We brought a lot of positives to the table
- The process required some head butting now and again but it was all worth it
- Vision and perseverance are paramount
- Having a clear picture of the endpoint at the beginning keeps you from settling for less
- Working through differences of opinion is vital
- Everyone pulling in the same direction makes all the difference in the final outcome

As for the space formerly known as the "hole"...



- We now call it the "Town Square"
- A committee was formed to develop a design for a green space or a "pocket park"
- Some local merchants want a surface parking lot to go in the space

...the debate continues