



RETAIL INCENTIVE PROGRAM



Locations Applicable

All buildings located within the Old Town Center District. (*Roughly, Charles to Kealy, Elm to Church*)

Program Details

- General: Retail or Restaurant establishments constructing a new facility or making interior improvements to an existing building may qualify for a reimbursement of costs associated with finish out.
- Qualifying Expenditures: Including but not limited to paint, appliances & equipment necessary for business operations, lighting, plumbing & electrical work, wall relocation and treatments and flooring.
- Non-qualifying Expenditures: Items which may be removed from the business upon store closing may not qualify including, but not limited to, chairs, tables, plants and miscellaneous décor do not qualify. City of Lewisville staff will review all budgets to insure improvements qualify for the incentive prior to grant approval.

Rules & Regulations

- Only costs associated with real property improvements will be reimbursed
- Grants are on a first come, first serve basis until allocated funds are depleted.
- No grants will be awarded for work that has already been done.
- All submitted construction bids will be reviewed by City Staff. Final funding approval is granted by City Council.
- If awarded, deviation from the approved scope of work may result in the total or partial withdrawal of the grant.

Application Process

- a.) Contact the Office of Economic Development at (972) 219-3736 to determine eligibility.
- b.) Submit construction bids dated no earlier than thirty (30) days prior to the Application request. Bids should be itemized in a manner that allows project reviewers to determine the bid components. Self-contracted work will be reimbursed for actual expenses, excluding labor.
- c.) Signed agreement form indicating compliance with stated grant program guidelines.

Incentive Levels

Tier One Incentive: Up to 50% of interior improvements made, not to exceed \$20,000. The amount will be calculated at \$12 per square foot. Tier One Businesses include, but are not limited to the following:

- Bookstore
- Candy/chocolate
- Cigar/tobacco shop
- Coffee shop
- Drug store
- Furniture
- Glass blowing
- Hallmark or other nationally known gift shop
- Healthfood
- Home and/or garden décor
- Ice cream parlour/soda fountain
- Jewelry
- Home kitchen supplies
- Movie theater
- Museums
- Performing arts/galleries/cultural facilities
- Restaurants
- Retail bakery with dining area
- Specialty antiques
- Themed gift shop (i.e. Texas, Christmas, etc.)
- Western wear
- Wine bar or related use
- Women/childrens clothing, shoes and accessories

Tier Two Incentive: Up to 40% of interior improvements made, not to exceed \$15,000. The amount will be calculated at \$10 per square foot. These include, but are not limited to the following:

- Beauty supply
- Bicycle store
- Candle, or other handmade craft store
- General gift shop
- Metal, stone or leather gift store
- Music store
- Quilts or other handmade crafts
- Retail Florists
- Game store/arcade
- Sporting goods

Tier Three Incentive: All other retail may qualify for reimbursement of up to 30% of interior improvements made, not to exceed \$10,000. The amount will be calculated at \$8 per square foot.