



## ECONOMIC DEVELOPMENT AUTHORITY

TO: Economic Development Authority  
FROM: Jasper Kruggel  
SUBJECT: Lukes Café Façade Improvement Loan Application  
DATE: Monday, March 28, 2022

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### **PURPOSE/ACTION REQUESTED**

Consider approval of the façade program request of \$10,000 by Luke's Café.

### **SUMMARY**

Attached is the façade program application supplied by representatives of Luke's Café. The EDA awarded Luke's Café with a \$10,000 forgivable loan previously, and the group is requesting an additional \$10,000 due to the cost of the work completed.

Luke's Café application has been attached to this agenda item for consideration.

### **RECOMMENDATION/OPTIONS**

Staff recommends the EDA consider the application and either approve or deny the request.



**City of Le Sueur, MN**  
**Facade Improvement Loan Application**

The City of Le Sueur is proud of its historic downtown and encourages property owners to maintain and invest in their properties to preserve them as profitable businesses and attractive destinations for years to come. The Le Sueur Economic Development Authority's (EDA) Façade Improvement Loan Program allows businesses to apply for a forgivable loan for exterior building improvements.

**HOW IT WORKS**

For successful applicants, the EDA pays up to 50% of project costs for eligible exterior-building improvements. The maximum award is \$5,000. Awarding of loans is dependent upon availability of funding.

**LOAN FORGIVENESS**

Forgiveness of a loan take place over a five-year period with 20% of the award forgiven annually. The EDA is willing reassess this if the property is sold or transferred. Façade improvement awards range between \$500-\$5,000. Equal/matching funds are required of the business/property owner. For projects over \$20,000, the business owner is required to pay the additional funds required to complete the project. The maximum EDA contribution is \$5,000. The EDA may consider increased awards for renovations to historic commercial properties. Businesses must be located in the B-1 Central Business District or the B-2 Fringe Commercial District. Two bids are required with the lowest bid awarded. The EDA must approve of the project prior to working commencing. Awarding of loan depends on the availability of funding in a given year.

APPLICANT INFORMATION	
Applicant Name: <i>Lulu's LLC</i>	
Street Address: <i>205 S. Main St</i>	City/State/Zip: <i>Le Sueur MN 56058</i>
Phone: <i>612-756-1004</i>	Email: <i>peter@schoepnercpa.com</i>

PROPERTY INFORMATION	
Business/Occupant Name: <i>Lulu, LLC</i>	
Site Address: <i>205 S. Main St</i>	Property ID:
Age of Building: <i>+100</i>	Number of stories: <i>2</i>
Is the property currently vacant? (Yes or <input checked="" type="radio"/> No) If Yes, Length of Vacancy:	
Estimated Cost or Proposed Work: <i>48,693.31</i>	Requested Loan Amount: <i>10,000</i>
Description of Proposed Improvements: <i>Project was more costly with the stucco + owning than expected. Received \$10,000, requesting another \$10,000</i>	

**ELIGIBLE EXPENSES**

Improvement of the building exterior or visible from the street such as:

- ✍ Masonry repairs and pointing
- ✍ Façade painting, repair, reconstruction or replacement of historic features
- Storefront restorations, replacement or enhancements
- ✍ Awnings or canopies
- Signage and exterior lighting
- Gutter and downspouts
- Handicap accessibility
- Window and door repair or replacement or entrance modifications
- Any other items deemed appropriate by the EDA

**NOTES TO APPLICANT**

City staff or other authorized representatives of the Le Sueur EDA have the right to inspect the property to be improved at any time from the date of application upon giving notice to the owner and occupants.

**Submittal Checklist:**

- Completed Loan Application
- Renderings and/or plan drawings showing proposed improvements
- Minimum of two (2) contractors' bids or proposals with a breakdown of itemized costs
- Proof of insurance on the building

I certify that all statements on this application are true and correct to the best of my knowledge. I understand that any intentional misstatements will be grounds for disqualification. I authorize program representatives the right to access the property to be improved for the purposed of the loan program and to take photographs of the structure before and after rehabilitation. I understand that I am responsible for obtaining appropriate building permits, per the City of Le Sueur building codes. In the case of improvements that do not require a city-issued building permit, the applicant must submit the name and state license number of the contractor completing the work and agree to an inspection of the work by a City Building Official. I understand that I will make the final selection of the improvements to be made with the loan funds and the contract for improvements will be solely between me and the contractor (s). The administering agency will not be liable for an inadequate performance of the contractors(s).

  
\_\_\_\_\_  
Signature of Applicant or Authorized Representative

2-12-22  
\_\_\_\_\_  
Date

Same  
\_\_\_\_\_  
Signature of Property Owner

\_\_\_\_\_  
Date

**OFFICE USE ONLY**

<b>Received By:</b>	<b>Date Received:</b>
<b>Date Approved by EDA:</b>	<b>Notes:</b>

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