



Business Assistance Grant Programs

Purpose

As part of Dayton's economic development progress, DEDC has established grant programs designed to assist with small business development, growth and expansion by promoting new development, business expansion, renovation, accessibility, and beautification of existing buildings/businesses in accordance with the Unified Development Code, Building Code, or ADA Regulations. DEDC is assisting business in the Dayton area by providing financial resources to small business owners for property and building improvements.

Available Grant Programs

Business Improvements Grant (BIG Grant)

The Business Facility Improvements Grant Program provides up to \$25,000 in matching funds to assist local businesses with the appearance of their exterior building facades, interior renovations that address code compliance or accessibility issues, or completion of permanent tenant buildout of a new facility.

Façade Improvements: Improvements to the exterior of a building that are visible from public right-of-way. These improvements may include awnings, lighting, replacement of windows and doors, restoration of historical façade design elements that may be missing or in disrepair. Painting must be part of a larger project and will only be eligible if it enhances the façade and is not considered maintenance painting. Permanent exterior improvements that address significant code compliance issues with either UDC, Building Code or ADA regulations.

Interior Renovations: Permanent interior renovations that address significant code compliance issues with either UDC, Building Code, or ADA regulations. I.e. The installation of handicap accessible restrooms.

Tenant Build Out: Completion of permanent tenant buildout of a new business facility. I.e. The installation of plumbing and electrical lines.

Signage: Installation of new permanent wall or freestanding signs.

Available funding for FY 25-26: \$30,000

Beautification Grant

The Beautification Grant Program is designed to broaden and enhance the image and curb appeal of the City of Dayton. This program provides up to \$6,000 in matching funds to assist local businesses with installing new landscaping or Dayton Stars from the Dayton Historical Society. If a star is painted, it must reference Dayton history, Texas history, Dayton ISD or local businesses.

Available funding for FY 25-26: \$16,000

Infrastructure Grant

The Property Improvement Grant Program is designed to assist with the growth of Dayton by promoting new development, business expansion, and renovation of existing buildings in accordance with the Unified Development Code, Building Code, or ADA Regulations. This grant program provides up to \$25,000 in matching funds for infrastructure improvements to assist businesses with expansion or relocation in Dayton.

Eligible grant activities include but are not limited to:

- Water Tap & Meter Upgrades
- Gas Meter Upgrades
- Electrical Upgrades
- Utility Pole Relocation
- Fire Hydrant Installation
- Plumbing installations (Grease Traps, Backflow Preventer, etc.)
- Driveway or Parking Lot Improvements
- Other infrastructure needs to sustain the business expanding or locating in Dayton.

Available funding for FY 25-26: \$40,000

Compliance, Eligibility and Criteria Guidelines

1. Home-Based businesses are not allowed to participate in any grant programs
2. Residential projects, such as apartments, rent houses, guest suites, etc. are not eligible to participate in any grant programs and are not eligible for reimbursement under any condition.
3. All grant applications must be approved by the Dayton Economic Development Corporation (DEDC) Board of Directors prior to beginning any work. Grants shall not be awarded for work that is already completed or started. The DEDC board of Directors reserves the right to reject any application.
4. All applications are awarded on a first-come, first-served basis.
5. The DEDC may award grant funds to an applicant, with certain provisions, conditions, or other requirements that the DEDC Board of Directors deems necessary or appropriate.
6. All business buildings and facilities must be located within the City Limits of the City of Dayton, unless otherwise described in the Grant Program description.
7. The proposed project must comply with all applicable rules, regulations, city- approved planning studies, comprehensive plan designations, City Ordinances, Building Codes, and Americans with Disabilities Act Guidelines. This includes receiving all required permits.
8. Any project completed without the required permits will be ineligible for reimbursement
9. All businesses and property must be current and provide DEDC with documentation providing they are current with all Ad Valorem and Sales Taxes.
10. Grants may not be used for refinancing existing loans, working capital, inventory, permit fees, inspection fees, plan review fees, platting fees, sales tax, security fencing or gates, home occupations, roof repair or replacement, new construction, reimbursement of labor costs or routine maintenance.
11. Grant funds are provided on a 50% reimbursement basis, up to the max for each program. Applicants can apply for multiple grant programs.
12. Proof of the applicant's ownership of the subject facility or facilities, or proof that the owner of such facility has approved the application for such grant funds, shall be required.
13. Businesses may not be awarded more than one of each grant type per fiscal year (October 1 – September 30)
14. The DEDC has limited grant funds per fiscal year (October 1 to September 30) to fund these grants programs. Grant applications received after the available funding has been exhausted may be accepted and held until the following fiscal year. The DEDC retains sole discretion to accept or reject applications received after the available funding has been exhausted.

- 15. If the property is sold or the business closes within 24 months of receiving grant funding, or if the applicant fails to pay all required property and sales taxes, the grant funding shall be repaid to the Dayton Economic Development Corporation. The applicant agrees that, in the event of default of its obligations, the applicant shall repay to the DEDC the amount of grant funds it has received, with interest, at the rate of 10% per annum, within thirty (30) days after the DEDC notifies the applicant of the default. The form of such payment shall be a cashier's check or money order, made payable to the Dayton Economic Development Corporation.**
16. Grant applicants must supply a minimum of two (2) estimates for grants projects, which shall include at least one contractor based in Liberty County, Texas, if applicable. Grant components may be broken out, but 2 estimates are required for each component. I.e. 2 sign estimates, 2 interior renovation estimates. Should a Liberty County business not respond, applicant must provide documentation evidencing that a request for a quote was requested.
17. Grant amounts shall be awarded based on the lowest estimate to complete the work. Grant applicants may choose to hire another estimator, but it shall not increase the amount of the grant.
18. All grants are reimbursement grants and will only be funded after completion of the project in accordance with drawings and specifications approved by the Dayton Economic Development Corporation Board of Directors and after the applicant submits to the DEDC proof of paid receipts for all applicable labor and materials. Digital photographs of the completed work shall also be required.
19. Grant funds shall be paid out directly to the applicant and not to any contractors. Grant applicants must submit a W-9 and any other required paperwork to the Dayton Economic Development Corporation to be eligible for payment.
20. The applicant shall be obligated to make the improvements in accordance with the application submitted to and approved by the DEDC Board of Directors. Thereafter, any modifications must first receive written approval by either the DEDC Board or the DEDC Executive Director. Failure to obtain such written approval prior to making any such modifications shall render the applicant ineligible to receive grant funding
21. The improvements, as presented in the application, must be fully completed in their entirety in order for the applicant to receive reimbursement. Failure to complete all of the stated improvements shall render the applicant ineligible to receive grant funding.
22. Upon approval of a grant application, and during the construction of the improvements, a representative or representatives of the DEDC shall have the right, at all reasonable times, to have access to and inspect the work in progress.
23. The applicant must complete the improvement project within six (6) months of receiving written approval therefore the DEDC. Failure to complete the improvements within the required time

period shall result in the loss of the grant funds allocated for the project. Time extensions may be granted at the discretion of the DEDC Board of Directors, if substantial progress has been made on the project.

24. The applicant certifies that the applicant does not employ nor will it employ any undocumented workers (an individual who, at the time of employment, is not lawfully admitted for permanent residence to the United States or authorized under law to be employed in that manner in the United States). The applicant must agree that if, after receiving grant funds, it is convicted of a violation under 8 U.S.C. Section 1324a(f), the applicant shall repay the amount of the grant funds received by the applicant, with interest, at the rate of 10% per annum, within thirty (30) days after the DEDC notifies the applicant of the violation.
25. The DEDC shall have the authority to bring a civil action to recover any amounts that the applicant must repay to the DEDC for violation of any of the compliance, eligibility and criteria guidelines, and in such action may recover court costs and reasonable attorney's fees.
26. The applicant consents to a sign that will be placed at your property indicating it has been awarded grant funds from the Dayton Economic Development Corporation and/or press release about the project issued by DEDC. The applicant consents to having DEDC or City of Dayton staff take photos of the completed project.
27. Any costs incurred in obtaining a quote shall be the sole responsibility of the applicant.
28. Upon notification to the DEDC by the applicant that a project has been completed, an inspection by a DEDC representative or representatives may be made to confirm that such project has been completed in accordance with the application or any approved modifications thereto. Such notification shall include, but not be limited to, documentation of paid receipts for materials, labor, permits, inspection reports, an affidavit stating that all contractors and subcontractors providing work and/or materials in the construction of the project improvements have been paid and any and all liens and claims regarding such work have been released, or any other item that the DEDC may reasonably deem necessary for determining the project's completion.
29. Within ten (10) business days following an inspection and the presentation of the receipts as provided in Section 6(A) above, and after a determination is made by the DEDC's representative that the project has not been completed in accordance with the application, or any approved modifications thereof, the Executive Director shall issue a letter to the applicant indicating any and all areas of non-compliance. The applicant shall then have sixty (60) days, from the date of such letter, to make the modifications necessary to bring the project into compliance. Failure to complete such modifications within said sixty-day period shall be deemed a default of applicant's obligations under the grant, and the applicant shall be ineligible to receive grant funding.
30. The laws of the State of Texas shall govern the interpretation, validity, performance, and enforcement of this business improvement grant program. If any provision of this business improvement grant program is held to be invalid or unenforceable, the validity and enforceability of the remaining provisions shall not be affected thereby.
31. The Dayton Economic Development Corporation will make a copy of these guidelines available to any applicant for his/her review and the delivery hereof does not constitute an

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offer of a business assistance grant to the applicant.

32. Certain requirements may be waived at the discretion of the DEDC Board of Directors.

I (We), hereinafter referred to as “APPLICANT”, on behalf of the identified entity, submit to the Dayton Economic Development Corporation, hereinafter referred to as “DEDC”, this Business Assistance Grant Programs application.

As part of this application, the APPLICANT represents to DEDC the following:

1. APPLICANT has received a copy of the DEDC’s Guidelines and Criteria for the Business Assistance Grant Programs. APPLICANT acknowledges to DEDC that in making this application, APPLICANT understands the terms and provisions thereof, and all questions relating to any needed interpretation thereof have been answered by authorized representatives of DEDC prior to the submission of this application.
2. APPLICANT has secured such legal, accounting, and/or other advice that may be necessary for APPLICANT to determine the desirability of making this application and/or accurately and correctly answering any questions as hereinafter set out. APPLICANT acknowledges that it has completely relied on the advice and counsel of experts and/or appropriate persons retained, employed, or compensated by APPLICANT, and that it has not relied upon, nor is APPLICANT now attempting to rely upon the advice and counsel of DEDC, its servants, agents, employees and/or elected or appointed officers.
3. By signing this document, “Application for Business Assistance Grant Programs” either in an individual capacity, jointly, or in a representative capacity. APPLICANT acknowledges and verifies that all of the facts, information, and allegations as herein set out are true, correct and accurate, and that DEDC may rely thereon as if the same had been signed by APPLICANT or APPLICANT’S agent before a Notary Public or other authorized officer permitted by law to administer oaths and to take acknowledgements. APPLICANT further acknowledges and understands that any materially false or misleading statements of fact may be considered a violation of the criminal laws of the State of Texas.
4. The APPLICANT, whether a corporate entity, partnership, or other legal type business entity, or an individual, acknowledges and verifies that it is current on all current tax obligations, BUSINESS ASSISTANCE GRANT PROGRAMS 2 assessments, or other governmental levies and assessments, and that the same have been paid when due and payable, and that no delinquencies exist at this time. The APPLICANT swears and affirms that the APPLICANT is fully authorized to transact business in the State of Texas and in the state of incorporation if different from the State of Texas.
5. The APPLICANT hereby certifies that the APPLICANT does not and will not knowingly employ an undocumented worker. An “undocumented worker” shall mean an individual who, at the time of employment, is not (a) lawfully admitted for permanent residence to the United States; or (b) authorized under the law to be employed in that manner in the United States. APPLICANT understands and agrees that if, after receiving a Business Assistance Grant, APPLICANT is convicted of a violation under 8 U.S.C. Section

1324a(f), the APPLICANT shall be required to reimburse to the DEDC the grant amount received. Payments must be paid in full within thirty (30) days after the date of written notification by the DEDC. The form of such payment shall be a cashier's check or money order, made payable to the Dayton Economic Development Corporation. The DEDC has the right to recover court costs and reasonable attorney's fees as a result of any civil action required to recover such repayment.

6. Prior to APPLICANT'S execution of this application, APPLICANT has had this reviewed by an Attorney of the APPLICANT, or has had the opportunity to do so, and the parties hereto agree that based on the foregoing, this application for the Business Assistance Grant Programs shall not be construed in favor of one party over the other based on the drafting of this application.
7. APPLICANT and owner/landlord indemnify, defend, and hold DEDC harmless from any liability, injury, claim, expenses, and attorney's fees arising out of a contractor, builder, or contract for performance of improvements, or repair to buildings and facilities.
8. DEDC has delivered a copy of the guidelines and criteria for a Business Assistance Grant Programs to applicant for review, and the delivery hereof does not constitute an offer of an improvement grant.

The laws of the State of Texas shall govern the interpretation, validity, performance, and enforcement of the application for the Business Assistance Grant Programs. If any provision of this application for Business Assistance Grant Programs should be held to be invalid or unenforceable, the validity and enforceability of the remaining provisions of this application shall not be affected thereby.

**ACKNOWLEDGMENT, RECEIPT OF, UNDERSTANDING AND AGREEMENT TO COMPLY WITH THE
GUIDELINES, ELIGIBILITY AND CRITERIA FOR BUSINESS ASSISTANCE GRANT PROGRAMS BY THE
DAYTON ECONOMIC DEVELOPMENT CORPORATION**

Applicant:

Address:

Phone No.:

Signature:

Property Owner/Landlord:

Address:

Phone No.:

Signature: