

Program Purpose

The Litchfield Hills Council of Elected Officials established the Litchfield Hills Facade Improvement Program (LHFIP) to:

- Strengthen the economic viability of the region's businesses;
- Improve and beautify the exterior appearance of storefronts and commercial buildings;
- Preserve the architectural heritage of the region's business buildings.

Participating Communities

The LHFIP offers incentive financing to encourage commercial property renovation projects in the towns of Torrington and Winchester.

Financing Description

The LHFIP rebates 50% of the cost of approved exterior building facade and site improvements for the first \$30,000 of improvement, with a 20% rebate for additional project expenses up to a maximum project cost of \$100,000. The maximum rebate that can be provided for a single application is \$29,000.

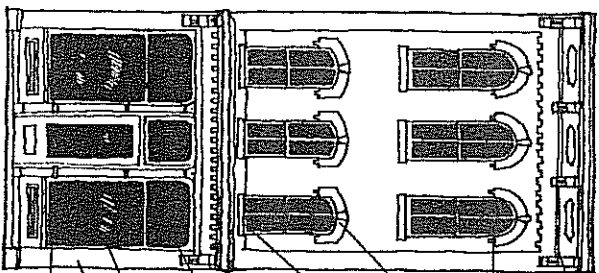
Funding for the rebates is provided by a grant from the Connecticut Department of Economic and Community Development.

The balance of rehabilitation project expenses may be supplied by the applicant's own resources or through a bank loan.

Eligible Renovation Expenses

- Exterior facade improvements - signs, doors, painting, storefronts, awnings, lighting, masonry cleaning/repair, etc.
- Exterior site improvements (when done in conjunction with facade work) - landscaping, lighting, pedestrian amenities and parking lots.
- Professional fees for architecture, design, and engineering services.

Note: Rehabilitation expenses incurred prior to application submittal and review are not eligible.



Decorative
Cornice

Window Hood

Masonry
Wall

Regularly
Spaced
Windows

Storefront

Cornice

Transom

Masonry
Pier

Display
Window

Bulkhead

Eligible Applicants

- Owners or tenants of existing commercially owned structures located in one of the two participating towns.
- Private, non-profit organizations which own or use a building whose use is consistent with local revitalization goals.

Note: Properties that are exclusively residential in nature, home-based business that are not assessed for commercial use, municipal buildings, and religious institutions are not eligible.

Overview of Application and Payment Process

Process

- Interested business/property owners contact Torrington's Economic Development Coordinator or Winsted's Town Planner for program information, application form, and design guidelines.
- Applicant prepares and submits application form to the Local FIP Committee.
- The Local FIP Committee meets to review application, and make recommendation to the Regional FIP Committee.
- Regional FIP Committee notifies applicant of approval, approval with minor conditions, or denial as presented.
- Once application is approved, applicant commences renovation project.
- Applicant provides documentation that the approved renovation expenses are paid (copy of cancelled check and final waiver of lien & claim).
- Local FIP committee meets to review project accounting and recommend a final rebate to the Regional FIP Committee.
- Regional FIP Committee meets to review final paperwork and authorize distribution of money to business.

Design Guidelines

Each community has adopted design guidelines to encourage high quality storefront renovation and historic preservation. Every LHFIP application will be reviewed for consistency with those design guidelines.

Torrington
Facade Improvement
Program Committee

The following individuals were appointed by
Mayor Ryan Bingham and the City Council
to serve as the Torrington FIP Committee

Rose Ponte
Chairman

Marty Connor

Mark McEachern

Christina Emery

Tom Mettling

Marc Trivella

Rose Ponte
Economic Development Coordinator
140 Main Street
Torrington, CT 06790
(860) 489-2228

For further information,
Please Contact

Litchfield Hills
Regional FIP Committee

Tom Villanova, Chairman
Litchfield Bancorp

Cowlis Andrews
CT Department of Economic and Community
Development

Ryan Bingham
Mayor of Torrington
Litchfield Hills Council of Elected Officials

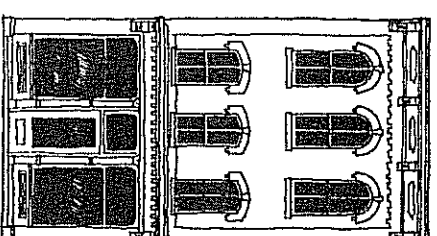
Barbara DeBellis Naugle
Friends of Main Street, Winsted

Susan Dyer
First Selectman, Town of Norfolk
Litchfield Hills Council of Elected Officials

JoAnn Ryan
Northwest Connecticut Chamber of Commerce

For information contact:

Rick Lynn
Planning Director
Litchfield Hills Council of Elected Officials
42 North Street, P.O. Box 187
Goshen, CT 06756
Tel. (860) 491-9884 Fax. (860) 491-3729



Litchfield
Hills
Facade
Improvement
Program

Incentive Financing
For Renovation
Of Business Buildings

A cooperative venture of the
Litchfield Hills Council of
Elected Officials,
Northwest Connecticut Chamber
of Commerce, the City of
Torrington, and the Town of
Winchester

The Litchfield Hills Facade Improvement
Program is funded through a grant from
the Connecticut Department of Economic
and Community Development.