

SEGUIN
TEXAS

ECONOMIC
DEVELOPMENT
CORPORATION

City of Seguin Business Improvement Grant Program Update



BIG Grant | Overview

- In July 2021, the City of Seguin City Council created the Business Improvement Grant (BIG) Program to promote the development and expansion of new and existing business enterprises within the City of Seguin and enhance the economic welfare of the citizens of the City of Seguin by securing and retaining business enterprises and maintaining a higher level of employment, economic activity, and stability.
- **Round 1 (July 2021) Funding Allocation: \$250,000**
- **Round 2 (November 2021) Funding Allocation: \$100,000**
 - 2nd round funding was initially prioritized to businesses who submitted grant applications in the 1st round, but due to limited funding availability at that time, their applications were placed on hold. After processing the on-hold application from the 1st round, Staff began accepting new applications.
 - Applications for the 2nd round were accepted between December 20, 2021 and January 31, 2022.

BIG Grant | Eligible Improvements

Eligible applicants receive up to 75 percent matching grant with a maximum of \$10,000 in the following project categories:

- **Building Improvement:**
 - Improvements to buildings, including but not limited to, items such as painting, roofing, reconstruction, and remodeling.
- **Sign Improvement:**
 - New signs, and renovation and/or removal of existing signs.
- **Property Improvement:**
 - Items such as, but not limited to parking lot resurfacing, striping, driveway improvements, lighting, decorative fencing, new curb and sidewalk, and landscaping.
- **Interior and/or Business Machinery/Equipment Improvements:**
 - Items such as, but not limited to replacing electrical wiring, plumbing, masonry repair, foundation stabilization, asbestos and lead abatements, fire sprinkler or fire alarm system, HVAC and any other business machinery and/or equipment as approved by the City.
- **COVID-19 Pandemic Related Business Improvements and Expenditures (Round 1 Only):**
 - Items such as, but not limited to Property and Interior and/or Business Machinery/Equipment Improvements made by the applicant between March 1, 2020, and March 10, 2021, in response to the COVID-19 Pandemic, as approved by the City
 - In addition, certain financial expenditures such as commercial rent payments and/or commercial utility payments made by the Applicant during a time period when Business was impacted by State mandated business closures, and business licensing and inspection payments paid by the applicant between March 1, 2020, and March 10, 2021, as approved by the City

Seguin BIG Grant | Applicant Eligibility and Program Guidelines

- New or existing for-profit business facilities, commercial property owner, or business tenant physically located within Seguin City Limits
- Ineligible Applicants:
 - Businesses operating on the same property as the business owners' residence
 - Applicants who have outstanding financial obligations to the City of Seguin, including but not limited to liens, court fines, delinquent City utility bills, or delinquent taxes
 - Applicants are not eligible to receiving funding under the Seguin BIG Program if the applicant is receiving funding under the Seguin Main Street FIX-IT Façade Grant Program for identical improvement projects
 - Applicants who have an ongoing lawsuit or are in any way parties to litigation against the City of Seguin
- Improvements shall not commence prior to having received written approval for a grant from the City.
- Improvements must be completed within nine (9) months of the funding approval.
- Applicant will be required to provide proof of ownership of an existing facility, or if applicant is a business tenant, they must attach written approval from property owner authorizing improvements.
- Applicant is obligated to obtain all applicable permits and inspections related to the improvement project.
- The improvements, as presented in the application, must be completed in their entirety, unless otherwise approved by the City.

Seguin BIG Grant | Completion of Project/Payout Process

- Grant funding will only be provided on a reimbursement basis upon the completion of the project in accordance with the BIG Program guidelines and following verification that the improvements have been completed.
- Upon completion of Improvement Project:
 - Applicant shall provide the City with written notification of project completion. Such notification shall include:
 - A letter signed by the Applicant stating that all improvements have been completed in accordance with the application and/or approved modifications
 - Full payment has been made for all labor and materials involved in the project.
 - Copied of documents such as, but not limited to, paid receipts for materials and labor, permits, inspection reports, project photographs, or any other items the City may deem necessary for determining the successful completion of the project.
 - On-site inspection may be made by a representative or representatives of the City to confirm completion

Round 1 – BIG Grants

- **26 Applications**
- **20 Approved**
- **6 Denied/Ineligible**

Name of Business	Type of Grant	Grant Awarded	Business Improvement Project Investment	Project Status	Total Grant Amount Paid Out
100 East Court (First National Bank)	BIG	\$10,000.00	\$14,000.00	Complete	\$10,000.00
Burnt Bean BBQ	BIG	\$9,000.00	\$12,000.00	Complete	\$9,000.00
KWED Radio	BIG	\$10,000.00	\$38,999.00	Extension Granted	
Saigon Bistro	BIG	\$10,000.00	\$35,000.00	Complete	\$10,000.00
Elevation Fitness	BIG	\$10,000.00	\$41,358.00	Complete	\$10,000.00
Double J. Property Ventures LLC	BIG	\$10,000.00	\$14,990.88	Complete	\$10,000.00
Second Story Dance & Co.	BIG	\$10,000.00	\$17,092.67	Complete	\$10,000.00
Southern Good	BIG	\$10,000.00	\$13,479.00	Complete	\$10,000.00
La Quinta	BIG	\$10,000.00	\$18,390.90	Complete	\$10,000.00
Parker's City Pharmacy	BIG	\$10,000.00	\$23,500.00	Not Completed - Closed	\$0
Davila's BBQ	BIG	\$10,000.00	\$45,170.00	Not Completed - Closed	\$0
Serenity Boutique	BIG	\$10,000.00	\$18,398.81	Complete	\$10,000.00
State farm JB Servise	BIG	\$10,000.00	\$50,000.00	Complete	\$10,000.00
Fabio's Jewelry	BIG	\$5,700.00	\$7,600.00	Complete	\$5,700.00
ZDT	BIG	\$10,000.00	\$38,079.28	Complete	\$10,000.00
Comfort Inn	BIG	\$10,000.00	\$77,000.00	Complete	\$10,000.00
Johnny Pickles	BIG	\$10,000.00	\$252,829.00	Complete	\$10,000.00
Autoworx	BIG	\$10,000.00	\$25,844.00	Complete	\$10,000.00
Texas Inn	BIG	\$7,350.00	\$9,800.00	Complete	\$7,350.00
Tender-Hearted	BIG	\$4,844.53	\$6,459.37	Complete	\$4,263.14
		Total: \$186,894.53	Total: \$721,911.63		Total: \$156,313.14

Round 1 – COVID Grants

- **9 Applications**
- **7 Approved**
- **2 Denied/Ineligible**

Name of Business	Type of Grant	Grant Awarded /Paid Out	Total Project Cost
1916 Bar & Bistro	COVID	\$3,714.75	N/A
The Music Vault	COVID	\$5,000.00	N/A
Dream On Mattress	COVID	\$10,000.00	N/A
Saigon Nail Bar	COVID	\$10,000.00	N/A
Seguin Bar & Billiards	COVID	\$10,000.00	N/A
The Palms Taqueria, LLC	COVID	\$10,000.00	N/A
Schultz Saloon	COVID	\$10,000.00	N/A
		Total: \$58,714.75	

Round 2 – BIG Grants

- 18 Applications
- 16 Approved
- 6 Applications remain active and have yet to be paid out

Name of Business	Type of Grant	Grant Awarded	Business Improvement Project Investment	Project Status	Total Grant Amount Paid Out
Seguin Powerplant Restaurant	BIG	\$10,000.00	\$40,000.00	Active - Open	Open
Trevino Enterprises	BIG	\$10,000.00	\$20,271.00	Complete	\$10,000.00
Smith Family Forage	BIG	\$10,000.00	\$13,612.07	Open	Open
Professional Hair Salon	BIG	\$6,961.00	\$20,000.00	Complete	\$6,961.00
Schultze's Pit Room	BIG	\$10,000.00	\$1,691,200.00	Active - Open	Open
Core Veterinary Compound Pharmacy	BIG	\$6,257.77	\$8,229.95	Active - Open	Open
Rave Gears	BIG	\$7,152.00	\$9,536.00	Active - Open	Open
Sweet Treats	BIG	\$9,975.00	\$13,300.00	Active - Open	Open
Pecantown Books & Brews	BIG	\$10,000.00	\$15,500.00	Complete	\$10,000.00
The Backyard	BIG	\$10,000.00	\$16,223.95	Complete	\$10,000.00
Hampton Inn	BIG	\$10,000.00	\$30,382.80	Complete	\$10,000.00
Rise Coworking	BIG	\$10,000.00	\$13,827.00	Complete	\$10,000.00
Su Casa Cafe	BIG	\$10,000.00	\$26,425.00	Complete	\$10,000.00
Town & Country	BIG	\$10,000.00	\$15,500.00	Complete	\$10,000.00
Drunk on Apparel	BIG	\$10,000.00	\$15,000.00	Complete	\$10,000.00
Walnut Springs Family Health	BIG	\$10,000.00	\$22,539.60	Complete	\$10,000.00
		Total: \$150,346.77	Total: \$1,971,547.37		Total: \$96,961.00

Seguin BIG Program

Total BIG/COVID Grants Awarded

- **43 Total BIG/COVID Grants**
 - 7 COVID Completed Grants
 - 27 Completed BIG Grants
 - 6 BIG Grants Open to Date
 - 3 BIG Grants Past Due

BIG Funding Totals		
	Awarded	Paid Out
Round 1 - COVID/BIG Grants	\$245,609.28	\$215,027.89
Round 2 - BIG Grants	\$150,345.77	\$96,961.00
Round 1 & 2 Totals	\$395,955.05	\$311,988.89
Total Business Improvement Project Investments	\$2,693,459.00	N/A

BIG Program Case Study – Professional Hair Salon

117 Peach St Seguin, TX
Before



After

Repaved and repainted parking lot

Repaired sidewalks

Landscaped exterior

BIG Program Case Study – ZDT

301 W Kingsbury St. Seguin, TX

Before



After

New flooring throughout the entire business

BIG Program Case Study – Saigon Bistro

1449 E Court St. Seguin, TX

Before



After

New flooring throughout the entire business
Built wall to separate dishes and drink station

BIG Program Case Study – Fabio's Jewelry

1024 E Court St Seguin, TX

Before



After

Paved parking and mitigated drainage

BIG Program Case Study – Johnny Pickles Distillery

1711 N Austin St. Seguin, TX

Before



After

New sign & exterior painting

Interior renovations

BIG Grant | 2022-2023 (Round 3)

- Application Period: November 1, 2022 – January 6, 2023
- Funding Allocation: \$150,000
- Eligible Improvements:

Façade Improvements Improvements to building facades including, but not limited to, structural rehabilitation, awnings, painting, reconstruction, and/or remodeling.

Sign Improvements New signs, and renovation or removal of existing signs.

Site Improvements Items such as, but not limited to parking lot resurfacing, striping, driveway improvements, lighting, fencing, new curb and sidewalk, and landscaping.

Other Real Property Improvements Improvements including, but not limited to replacing electrical wiring, plumbing, masonry repair, foundation stabilization, fire sprinkler or fire alarm system, HVAC systems, or other items that are plumbed, wired or otherwise permanently attached to a building structure, as approved by the City.

BIG Grant | 2022-2023 (Round 3)

- Evaluation Criteria:
 - Location of project improvements
 - Higher scores will be given for projects located within Census Tracts with income at or lower than 80 percent area median income, or poverty to be greater than 20 percent (“Distress” or “Severe Distress”)
 - Improvement Type
 - Scoring is assessed on physical changes versus cosmetic changes to property
 - Type of Business (NAICS Code)
 - Targeted business types that fill a need in Seguin such as retail and restaurants. If applicant is a commercial property owner, score will be based on intended use of property. Higher scores will be given for smaller, locally owned businesses
 - Grant History
 - Scoring will be weighted on if the applicant has been awarded a previous BIG grant in the last 24 months
 - Utility Customer
 - Higher scores will be given to projects within the City of Seguin utility areas. A business can apply if they are located within the City of Seguin or the Seguin ETJ.