

About This Program

The Zero-Interest Loan Program is a commercial revitalization program funded from Pennsylvania Department of Community and Economic Development (DCED). The Zero-Interest Loan Program is administered by Main Street Gettysburg, on behalf of the Borough of Gettysburg. **Through the program, Main Street Gettysburg offers zero-interest loans to commercial property owners, up to \$15,000 per building façade, as an incentive to make improvements and correct code deficiencies within the Historic District.** All rehabilitation projects for this revitalization loan program support the goals and action strategy of the 1996 Gettysburg Comprehensive Plan, and the 2000 Gettysburg Interpretive Plan.

Criteria

- Projects must be commercial, not residential.
- Projects must be located within the boundaries of the Historic District.
- Projects must be reviewed by and comply with all requirements of the:
 - Borough of Gettysburg Code Enforcement Office
 - Borough of Gettysburg Historic Architectural Review Board (HARB)
 - Main Street Gettysburg Executive Committees
- Program monies must be used only for eligible items.
- A minimum of two(2) written detailed estimates of total project work from licensed contractors are required
- **Projects already begun or completed are ineligible**

Eligible Items

- Façade improvements
- Cleaning of façade materials, painting, brick pointing, removal and replacement signage, and other repairs or improvements in accordance with design guidelines
- Replacement, repair, and renovation of roofs
- Corrections of code deficiencies
- Improvement or replacement of electrical, plumbing, heating, and/or air conditioning systems
- Modifications to improve handicapped accessibility to business
- Architectural fees for design of proposed improvements
- Sidewalks

Ineligible Items

- Improvements to existing rental residential units in a structure
- Nonpermanent equipment and merchandising fixtures
- Building permit fees and any other miscellaneous fees
- Demolition or acquisition of property
- New construction
- Working capital
- Projects already begun or completed

Terms

- Minimum loan is \$2,500.
- Maximum loan is \$15,000 per façade. One commercial property with two storefronts may apply for up to \$25,000.
- Loans equal to or greater than \$10,000 must be secured by a first or second mortgage on the property.
- Maximum loan repayment term is five years with a minimum payment of \$100 per month. *(A loan payment for \$10,000 at 0% interest for five years is \$166.67 per month).*
- **Checks will be made jointly payable to applicant and contractor**

Projects Made Possible By Zero-Interest Loan Program

Since its inception, Main Street Gettysburg has loaned more than \$200,000 to qualified commercial property owners and tenants. Among them:

Civil War Images	229 Baltimore Street
Ghosts of Gettysburg.....	271 Baltimore Street
Schrifer House	309 Baltimore Street
Times Square Building	18 Carlisle Street
Mamma Ventura	13 Chambersburg Street
Blue Parrot Bistro	35 Chambersburg Street
West End Market (former)	221 Chambersburg Street
The Gaslight Inn	33 East Middle Street
Gettysburg Scenic Railway	106 North Washington Street

How to Apply For a Zero-Interest Loan

- Meet with Main Street Gettysburg to discuss the project and to receive a program application and design guidelines, or download the application from Main Street's web site at www.mainstreetgettysburg.org.
- Complete and submit application, along with \$150 application fee. For approved loans, a 1% origination fee will apply upon loan approval
- Main Street Gettysburg will review the application and evaluate it with regard to economic and visual impact on the streetscape and environs of the Gettysburg Historic District, as well as to the applicant's ability to undertake and complete the proposed project.
- If the project receives program funding, Main Street Gettysburg will forward a letter of approval to the applicant.
- After acceptance, the applicant and Main Street Gettysburg will enter into a written agreement for the work to be completed in compliance with the program.
- Checks from Main Street Gettysburg will be made payable jointly to the applicant and contractor.

A Complete ZILP application package includes:

(Applicant shall be a member/supporter of Main Street Gettysburg)

- A completed application form
- A signed Certification and Release form
- Two written estimates from contractors with detailed scope of work
- A copy of the current deed to the property
- Color photos of existing conditions, including building façade
- Acceptable and detailed sketches/drawings of proposed improvements
- If applicable, the property owner's written permission to proceed with work related to this loan program
- Applicant must deliver five copies of the complete application package to Main Street Gettysburg, 571 W. Middle Street, Gettysburg, Pennsylvania 17325
- Application fee of \$150.00
- One percent origination fee to be paid after loan approval and prior to loan disbursement.



Zero-Interest Loan Program

A financial incentive program
to rehabilitate commercial buildings
in the Historic
District of Gettysburg

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