

Low-Interest Revolving Loan Program



Program Overview

The Main Street Greensburg Low-interest Revolving Loan Program is a cooperative community project developed to encourage and aid the rehabilitation/renovation of historic and/or underutilized buildings located in Greensburg's Downtown District.

The program is centered on a loan pool fund comprised from generous investments made by MainSource Bank, First Federal Savings and Loan of Greensburg, First Financial Bank, and Downtown Enhancement Grant awarded by the State Office of Community and Rural Affairs/Indiana Main Street, all of which share concern for the revitalization of the Downtown District. Each loan application is reviewed by the Revolving Loan Committee, which consists of representatives of the participating institutions and organization, with the actual funds taken from the loan pool. The approved application will receive a loan of a maximum sum of \$20,000, with an interest rate of 75% of NY Prime for the first 5 years, then adjusting for the remaining period to 75% of NY Prime at that time. Borrower will provide security as deemed necessary by the Revolving Loan Committee. There will be no penalty for early repayment.

District Boundaries

The boundaries for this program are as follows: North Street (northern boundary), Lincoln Street (eastern boundary), Railroad Street (southern boundary) and Ireland Street (western boundary).

General Guidelines

- Borrower must be located in the Greensburg Downtown District, with emphasis placed on the Historic District.
- Borrower can apply for up to \$20,000.
- Loan can be amortized for up to 10 years. There is no prepayment penalty.
- The interest rate of the loan will be 75% of NY Prime. The rate is fixed for the first 5 years and then adjusts for the remaining period to 75% of NY Prime at that time.
- Borrower is responsible for following all codes and standards, and shall provide compliance when necessary.

Eligible Activities

Items include, but are not limited to:

Interior

1. Corrections of code violations
2. Compliance with the Indiana Department of Labor Standards

3. Modifications to provide handicapped accessibility to a business
4. Improvements to provide energy efficiency
5. Physical improvements to accommodate existing or potential business (only after all code violations are corrected)
6. Life Safety Code compliance

Exterior

1. Façade improvements (Historic Preservation Commission approved if necessary)
2. Sidewalk repairs/replacement
3. Signage

Ineligible Activities

Items include, but are not limited to:

1. Construction of a new building
2. Property acquisition
3. Machinery and equipment
4. Furniture and fixtures
5. Working capital
6. Inventory and accounts receivable
7. Renovation of owner-occupied residential living space
8. Real estate and business expenses or obligations (i.e. mortgages, business loans, taxes, etc.)

Application Process

Step 1: Secure Low-Interest Revolving Loan Application and any additional requested financial information and submit via e-mail, mail or in person to:

Executive Director
Main Street Greensburg
314 W. Washington Street
Greensburg, IN 47240
director.mainstreetgreensburg@gmail.com

Step 2: A Certificate of Appropriateness (COA) is submitted to the Historic Preservation Commission (HPC), if necessary.

Step 3: If approved by the HPC, the Revolving Loan Committee will convene to review the loan.

Step 4: If loan is approved, a commitment letter is issued to the borrower outlining the terms and conditions of the loan.

*If denied – Revolving Loan Committee will explain in writing.

Step 5: Borrower returns the signed commitment letter to the loan fund servicing institution.

Step 6: Appropriate title insurance, appraisals, loan documents etc. are ordered.

Step 7: Once all necessary documentation is received, the borrower is contacted and the loan is closed.

Program Amendments

Details of the Façade Improvement Program may be amended subject to the formal approval of a majority of the Main Street Greensburg organization.

Contact

If you have any question regarding the program, its requirements or the application process contact:

Sarah Robinson, Executive Director
Main Street Greensburg
314 W. Washington Street
Greensburg, IN 47240

Phone: 219.241.9228

E-mail: director.mainstreetgreensburg@gmail.com