

GAIA Rent Incentive Program

Background: The Garrison area has a large inventory of commercial spaces available for rent due to construction of new buildings, relocation of current lessees and office consolidations. The Garrison Area Improvement board of directors and Executive Director firmly believes that a healthy occupancy of available commercial rental spaces is essential to attracting new businesses, as well as a thriving local economy. Additionally, we believe that professional services or businesses could be added to our community if rents were lowered to attract these potential renters who only can service the location 4-8 days per month. Due to the fixed costs of building construction and ownership, commercial property owners often do not have the margin to offer rental rates at a level that will attract limited schedule businesses.

Purpose: The purpose of this program is to provide direct a financial subsidy to building owners with the objective of to being able to then offer lower rents to prospective occupants.

Eligibility: Any building owner with vacant commercial or retail rental space in the Garrison area (does not have to be within city limits) is eligible to receive consideration under this program. Business relocations that allow for expanded services or products and/or provide a better customer service experience are eligible tenants. Relocations that do not meet this criterial will not be eligible. New businesses are not eligible for this program, but are eligible for other GAIA assistance. This program is funded by GAIA gaming proceeds and is subject to availability of funding. If approved, 12 months of rent incentive will be set aside to fund the approved request.

Application: To receive consideration under this program, the landlord must supply a copy of the proposed lease including the compensation details, and a description of the products/services that the tenant business will be supplying. This incentive may be approved retroactively up to 60 days to allow for confidentiality of new or relocated businesses.

Rent Incentive Amount: This rental assistance program is available based on the actual square footage rented and occupied by the business, not to exceed 600 square feet for any tenant. A landlord is eligible for more than one approved incentive application if multiple businesses occupy different space in the same building or another location. The assistance is based upon \$3 per square foot per year (\$1,800) paid monthly (\$150) directly to the landlord. Should the tenant discontinue business or moves to another location, rental assistance payments will be terminated. If occupancy terminates mid-month, the payment will be pro-rated based upon a 30-day standard month. A new request will need to be filed once a new tenant is found, the 12-month payment eligibility would start over, subject to approval. The tenant cannot be a relative of the landlord, a subsidiary of the landlord, nor shall the building owner be involved in any form with the business including being a member/affiliate of the entity. The business in question can supply product, or services to the landlord or be a complimenting business.

Other Provisions: A new business is eligible to apply for any other GAIA grant program. If startup rental assistance is part of the incentive/startup package, the net rent after this rental assistance program will be used for calculations. The amount of the rental assistance will not count against those grant limitations since the landlord is receiving the incentive not the tenant.