**COMMERCIAL BUILDING IMPROVEMENTS**

**Facade Improvement Grant**
The city’s Development Authority/Main Street Program offers a Facade Improvement Grant for commercial buildings. Facade improvement projects may include signage, landscaping, and / or building improvements to the front of a business. Grants are limited to one (1) / business or one (1) / storefront per year. Grant reimbursement is a 50% match, with a maximum of $500. Project must be a minimum of $1,000.

**Design Assistance**
Design Assistance is available through the Office of Downtown Development at DCA. The Development Authority/Main Street Program has access to professionals that can help with design and technical assistance for façade improvements. These services ensure proper and attractive rehabilitation and revitalization of downtown historic, non-historic buildings, or planned infill commercial structures in order to maintain the sense of place and overall character of our historic coastal community.

**BUSINESS RESOURCES**

**Small Business Assistance Corporation (SBAC)** is a specialized, non-profit business development organization licensed by the U.S. Small Business Administration (SBA) to promote economic growth. A variety of loan programs for new and existing businesses in the Savannah service delivery area are available.

**Small Business Development Center (SBDC)** works to enhance the economic well-being of Georgians by providing a wide range of educational services for small business owners and aspiring entrepreneurs. SBDC offers a range of services, including consulting, continuing education, applied research, minority business, international trade, commercialization, and client stories.

**FINANCING PROGRAMS**

**Downtown Development Revolving Loan**
Downtown Development Revolving Loan (DDRLF) is available through the Dev‘l Auth/MS Program partnership with the Georgia Department of Community Affairs (DCA). This loan program assists small businesses and property owners in their efforts to revitalize and create curb appeal by providing below-market (2%) interest rate financing to fund capital projects in the program’s district and historic neighborhoods where DDRLF will spur commercial redevelopment.

**Rehabilitation Tax Credit**
The rehabilitation credit applies to costs a property owner incurs for rehabilitation, including renovation, restoration, and reconstruction of certain buildings. Generally, the percentage of costs you can take as a credit is:

- 10% for buildings placed in service before 1936
- 20% for certified historic structures

**STATE HISTORIC PRESERVATION TAX INCENTIVES**

**Rehabilitated Historic Property**
This opportunity creates a freeze of the county property tax assessment for over 8 years. It is available for personal residences as well as income-producing properties. The owner must increase their fair market value of the building by 50-100%, depending on its new use. The Georgia Department of Natural Resources’ HPD and the Georgia Department of Revenue Department administer the program.

The application is first submitted before work begins and be completed within two years. *Applications for all three programs are sent to HPD, and must be reviewed and approved by HPD and the National Park Service for the Rehabilitation Investment Tax Credit. There are cost tests that must be met to qualify for each program.*
There are several resources and programs available to help businesses thrive in the City of Tybee Island. The Business Assistance Committee has a complete toolbox that can help your business.

Specifically, with our partnerships, the “toolbox” contains financial assistance, resources and tax incentives created to support and encourage quality growth of local businesses. These opportunities help revitalize and enhance the defining areas that make Tybee the nostalgic paradise to live, do business, and play.

Program directors, volunteers, and staff possess the knowledge and have the ability to guide you through the process for applying for and / or pursuing:
- commercial building improvements
- business assistance
- financial opportunities
- historic preservation tax incentives

ABOUT TYBEE ISLAND’S DEVELOPMENT AUTHORITY/MAIN STREET PROGRAM:

Economic development within the context of historic preservation.

As an accredited Main Street America™ city, elected officials and community stakeholders work in collaboration through the Development Authority/Main Street Program to preserve the sense of place and character that makes Tybee Island desirable community to live, work, and visit. Click here to learn more about the Program’s balanced approach to assisting businesses, providing quality design guidance, and hosting community activities throughout the year.

Vision Statement
To improve the quality of life for those that live, work, and visit Tybee Island and enhance the cultural experience while preserving the community’s barrier island heritage.

Mission Statement
The Mission of the Program is to:
- facilitate efforts to revitalize, redevelop, and enhance;
- create a sense of place and improve the quality of life for residents, business owners, and visitors using the Main Street Four Point Approach;
- encourage quality economic growth and development while preserving Tybee Island's unique architectural and community heritage;
- support and encourage the arts as a cultural endeavor and economic engine on the Island.