

DESTINATION MARKET STREET FAÇADE AND TENANT IMPROVEMENT PROGRAM



WELCOMING REMARKS



DESTINATION MARKET STREET

PHASE 1 ITC PROJECT

- A network of Mobility Hubs with bus rotaries, transit amenities, pick up drop off, TNC access and parking
- Dedicated event bus-only lanes on La Brea & Hawthorne Blvd
- Enhanced Intelligent Transportation System



DESTINATION MARKET STREET

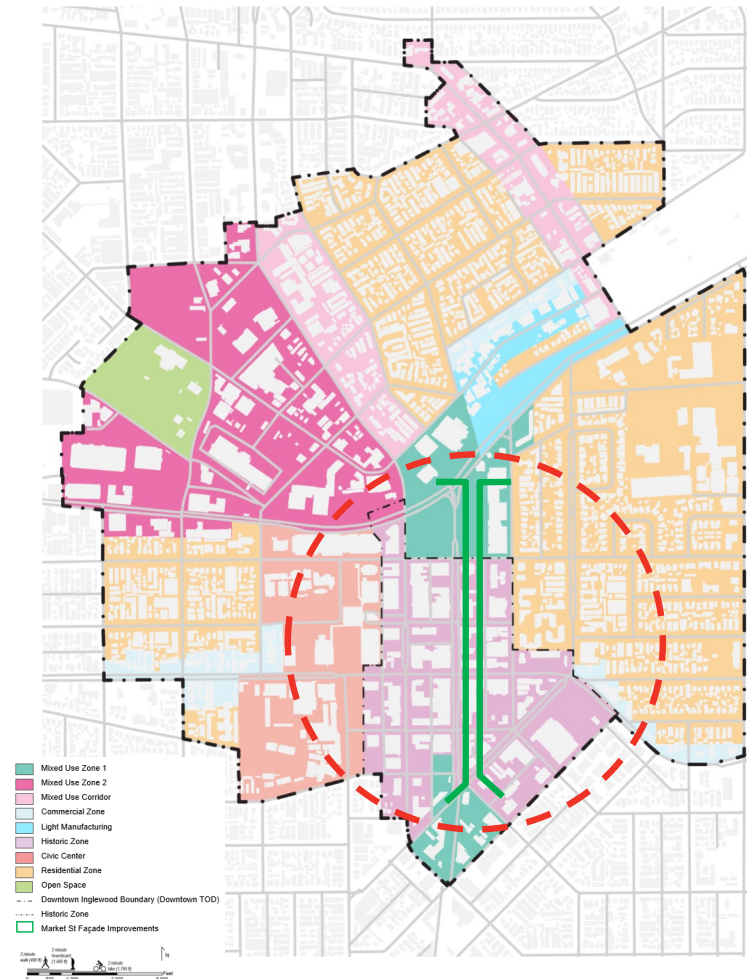
UPDATE TRANSIT ORIENTED DEVELOPMENT PLAN

Will work with Stakeholders to Develop Downtown Inglewood TOD Updates for Council Consideration to:

- Update parking requirements, include parking district activation and mobility hubs
- Designate circulation, pedestrian, mobility areas, including universal valet, transportation network companies (Uber/Lyft), and mobility hubs
- Revisit height restrictions, allow smaller scale retail units to keep the “small town” feel, eliminate lot size requirements
- Create a design guide/checklist, set clear historic resources requirements and create shorter permitting and ministerial project review; streamline entitlement process
- Set requirements to preserve for future APM (e.g. setbacks, balcony protrusions to prevent fire life safety issues)



DESTINATION MARKET STREET



TRANSIT PLAN TO SUPPORT HOUSING IN THE CITY

Both Phase I and Phase II will benefit the City's existing housing centers as well as current and future renters:

- Mobility hubs and future APM stations are located in existing high-density communities, including the Downtown Transit Oriented Development Plan area, with an average of 14,302 residents per square mile. Many do not own cars, and those that do welcome an affordable transit alternative throughout the City and region.
- There are already almost 10,000 housing units, including over 600 affordable housing units.
- Additionally, the City and County are continuing the creation of a Climate Resilience District, or CRD, to help fund the Project. When implemented, the CRD would also set aside \$50 million for the creation of affordable housing in Inglewood.



DESTINATION MARKET STREET

MARKET STREET STREETSCAPE AND PEDESTRIAN IMPROVEMENTS

PRECEDENT IMAGES



1 LIGHT BOLLARDS



2 SEATING AREA



3 SCORED CONCRETE W/ AGGREGATE



4 SINGLE/DOUBLE LIGHT FIXTURE



5 PERMEABLE PAVING



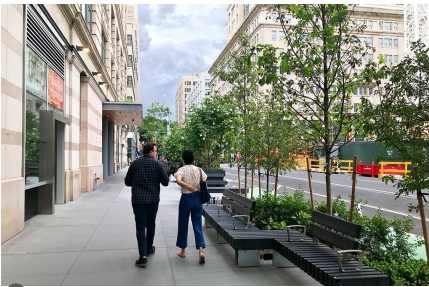
6 COLORFUL PLANTING



7 HIGH VISIBILITY STAMPED CROSSWALK



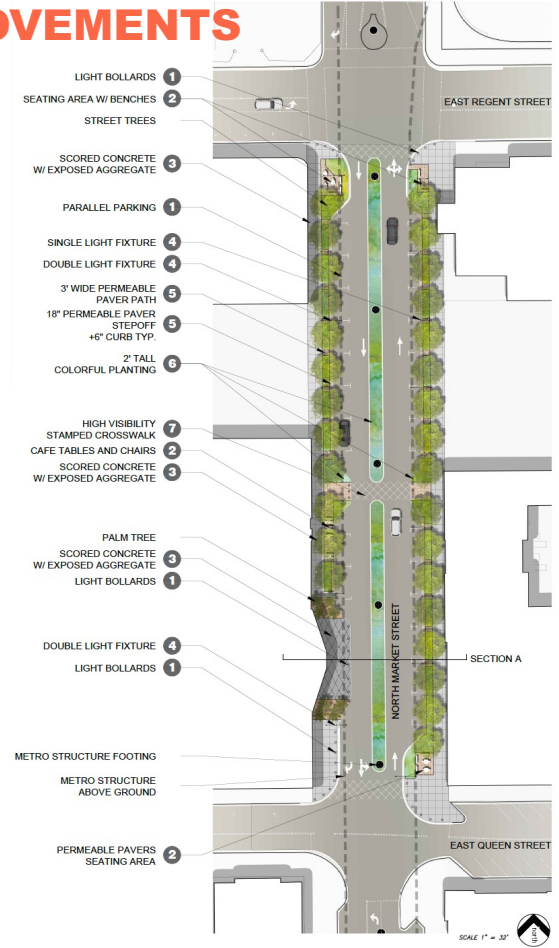
1 6 7 BOLLARDS, PLANTING, CROSSWALK



2 SEATING, PLANTING



4 LIGHTING



DESTINATION MARKET STREET

DESTINATION MARKET STREET FAÇADE AND TENANT IMPROVEMENT PROGRAM



DESTINATION MARKET STREET

DESTINATION MARKET STREET FAÇADE AND TENANT IMPROVEMENT PROGRAM



Façade Improvement Project Example



Existing Market Street Façade



DESTINATION MARKET STREET

DESTINATION MARKET STREET FAÇADE AND TENANT IMPROVEMENT PROGRAM

- Designed to support economic and small business growth in downtown Inglewood by revitalizing businesses on and around Market Street by:
 1. Supporting businesses demonstrating longevity in Inglewood.
 2. Attracting new, viable businesses to downtown Inglewood.
- Eligible businesses and property owners may apply for grants of up to \$250,000 for improvements
- Eligible improvements include exterior and interior painting, signage, installation of new lighting, replacement of storefront windows and awnings, correction of code violations and/or ADA compliance, furniture, fixtures and equipment, and hazardous material abatement.

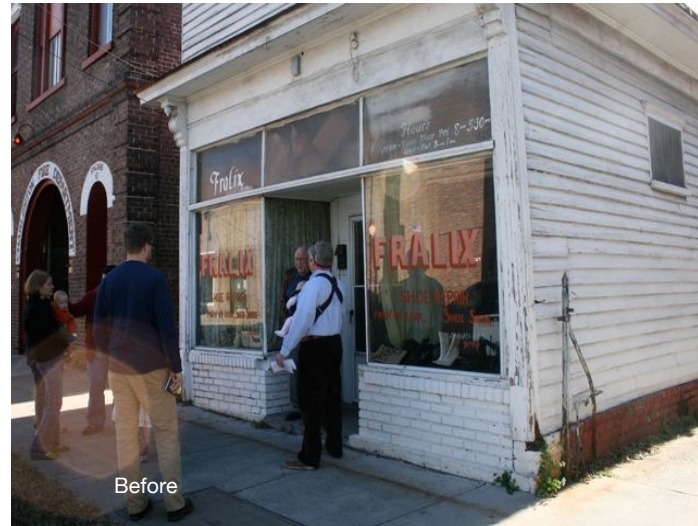


DESTINATION MARKET STREET



INVESTING STATE FUNDS INTO MARKET STREET

- Destination Market Street is funded entirely through an appropriation from the State of California specifically for façade and tenant improvements.
- Local funds are not being used for the program.



DESTINATION MARKET STREET

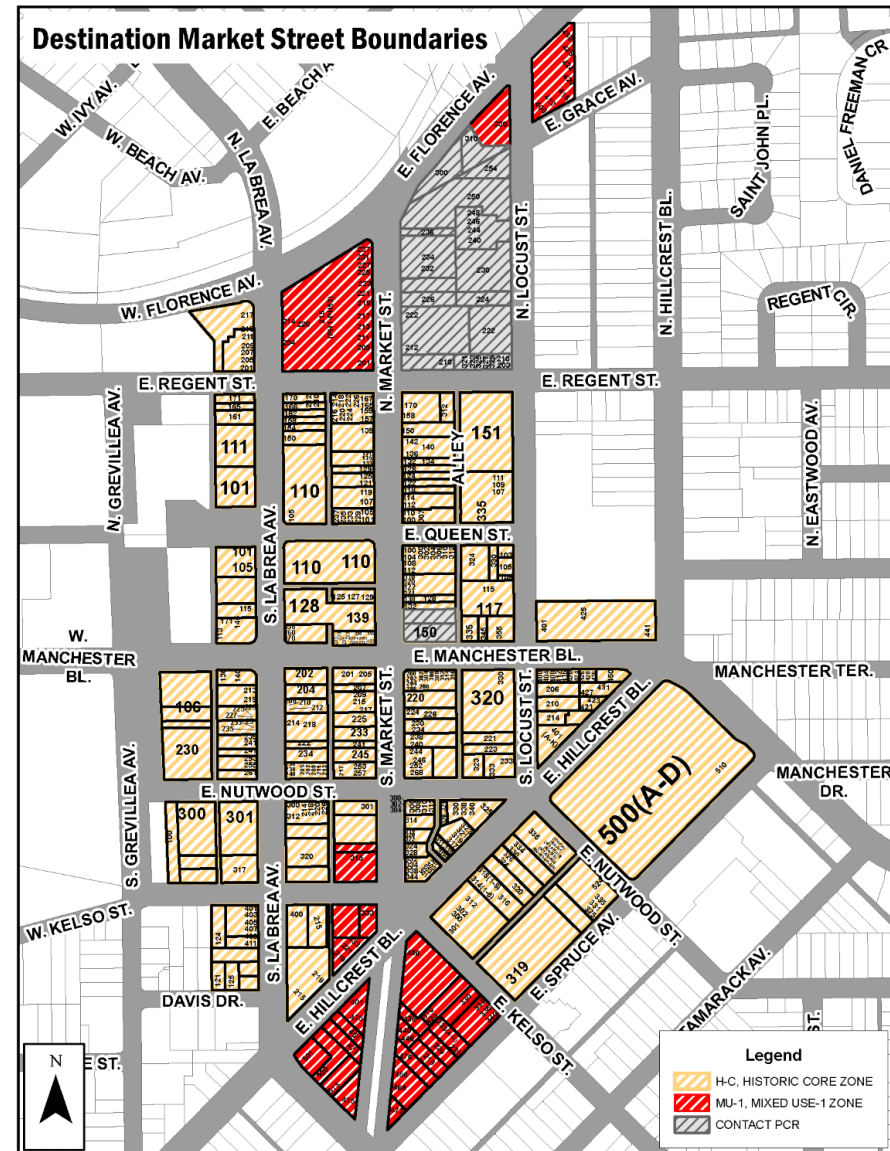
ELIGIBILITY

- Properties zoned Mixed Use 1 (MU-1) and Historic Core (HC) on and around Market Street within the Destination Market Street Map Area Boundaries are eligible to apply.
- Properties must have a valid lease agreement with a commercial tenant in place.
- Property Owners and/or Tenants of eligible properties may initiate the application process.
- Tenants must have Property Owner's express written permission to apply.

Note: Properties in grey area are not eligible, but funds will be reserved to support tenants being relocated into the historic core and will be allocated for programming in Fall 2025.



DESTINATION MARKET STREET



PRE-APPLICATION ACTIVITIES

- Site Visit: PCR meets with Property Owner and/or Tenant to provide an overview of eligibility criteria, program goals, guidelines, materials, and anticipated scope of Project. We recommend scheduling your site visit before July 15.
- Site and Project Assessment: PCR reviews the Applicant's proposed scope of work and property records and prepare a Project Feasibility Analysis.
- Planning Department Review: Projects determined to be viable based on the Site Visit and Project Assessment will be referred to the Planning Department for preliminary review and conceptual approval and/or a pathway to approval.
- Feedback: PCR will provide feedback to the Applicant regarding their proposed project, whether it meets eligibility requirements, and preliminary guidance on the anticipated City approval process.



CITY DESIGN REVIEW PROCESS

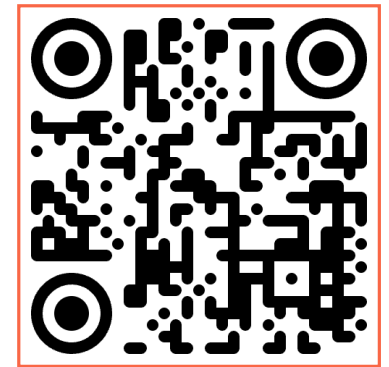
- The Planning Division will have a designated Planner assigned to the Destination Market Street Program to expedite the review of projects.
- Planning Commission approval is no longer required for exterior modification. All applications will be reviewed ministerially.
- Projects must comply with Objective Design Standards.
- Contact the **Planning Division at (310) 412-5230** for more information.



DESTINATION MARKET STREET

APPLICATION

- All application materials can be accessed at pcrcorp.org/inglewood or scan the code.
- Captures general information about the property, business, and intended improvements
- Either the Property Owner or Tenant must be identified as Applicant
- Requires signature of Property Owner, and Tenant if Tenant is Applicant
- Requires scope and budget information, including:
 - Budget Planning Template
 - Relevant Project Details (contractor bids, quotes, scopes of work)



APPLICATION



Destination Market Street Façade and Tenant Improvement Program Application Form



APPLICANT INFORMATION

APPLICANT CONTACT INFORMATION		
First Name:	Last Name:	
Home #:	Mobile #:	Office Fax #:
Office #:	Personal Email:	
I am the: <input type="checkbox"/> Property Owner <input type="checkbox"/> Business Owner		

Optional Demographic Information

Gender: <input type="checkbox"/> Male <input type="checkbox"/> Female <input type="checkbox"/> Write in: _____	Veteran Status: <input type="checkbox"/> Non Veteran <input type="checkbox"/> Veteran <input type="checkbox"/> Service Disabled Veteran	
Ethnic Group		
<input type="checkbox"/> African American	<input type="checkbox"/> Caucasian	<input type="checkbox"/> Native American
<input type="checkbox"/> Hispanic/Latino	<input type="checkbox"/> Asian Indian	<input type="checkbox"/> Asian American
<input type="checkbox"/> Other		

PROPERTY/BUSINESS INFORMATION

Business Name (must match City of Inglewood Tax Certificate):		
Doing Business As (N/A if not applicable):		
Property Owner Name:		
Business/Property Address:		
City:	State:	Zip:
Email:		Website:
City of Inglewood Business Tax Certificate Number:		
Business Employer Identification Number (EIN):		
Is your business being relocated due to a City-sponsored project? <input type="checkbox"/> No <input type="checkbox"/> Yes (If Yes, who is your relocation consultant: _____)		
What is the Legal Classification of your Business?	<input type="checkbox"/> C-Corp <input type="checkbox"/> LLC	<input type="checkbox"/> Non-Profit <input type="checkbox"/> Partnership <input type="checkbox"/> S-Corp <input type="checkbox"/> Sole Proprietor
<small>DISCLAIMER: In the event that improvements require the relocation of any individual(s) using the Property for residential purposes, the Property Owner shall be responsible for any and all legally mandated relocation payments and/or financial assistance for those displaced. Neither relocation payments nor financial assistance for the displaced are eligible uses of Destination Market Street Façade and Tenant Improvement Funds.</small>		

BUSINESS TYPE

<input type="checkbox"/> Retail	<input type="checkbox"/> Recreation	<input type="checkbox"/> Gastropub or Bar
<input type="checkbox"/> Restaurant	<input type="checkbox"/> Entertainment	<input type="checkbox"/> Non-Profit
<input type="checkbox"/> Property Management	<input type="checkbox"/> Personal Service	<input type="checkbox"/> Other _____

Is the business a franchise? ☐ Yes ☐ No

How long have you been in business? (# of years) _____

Date Business Established (month & year) _____

Number of Employees _____



DESTINATION MARKET STREET



APPLICATION



Destination Market Street Façade and Tenant Improvement Program Application Form



Upon submission of this Application, PCR will circulate the Application with the information below to the Property Owner and Tenant for their electronic signature. Applications will not be considered complete until all required signatures are on file.

Acknowledgment and Certification

I understand that in administering State funds, the City of Inglewood has the authority, based on reasonable grounds, to request additional information and/or documentation relevant to the organization I represent and eligibility to receive funding.

In addition, I certify that I have read and understand the Program Guidelines, am authorized to apply for funding from the City of Inglewood Destination Market Street Façade and Tenant Improvement Program on behalf of the organization, and that the information provided on this application and attachments is true and correct to the best of my knowledge. I authorize the City of Inglewood to verify the information to determine my eligibility.

I further acknowledge that I will comply with the program requirement to obtain approval for any potential future changes in scope or cost of the Project prior to commencing work on such changes and that this may also include Planning Application submittal for approval.

☐ Yes

☐ No, and I understand that by selecting "No," my business is ineligible for this grant.

All applicable tenants, owners and/or authorized corporate officers, or partners must sign the completed Program Application. I agree and understand that by signing the Electronic Signature Acknowledgment and Consent Form, that all electronic signatures are the legal equivalent of my manual/handwritten signature and I consent to be legally bound to this agreement.

☐ Yes

☐ No

Tenant: _____

Title: _____

Date: _____

Owner: _____

Title: _____

Date: _____



DESTINATION MARKET STREET



SUPPORTING DOCUMENTATION

- In addition to the application itself, the following attachments need to be submitted:
 - ✓ Copy of Lease Agreement
 - ✓ Copy of City Business Tax Certificate or City Business License
 - ✓ Copy of Grant Deed or other verification of ownership
 - ✓ Proposed Project Budget, Budget Template, and supporting documentation
 - ✓ Business Growth Participation Form
 - ✓ Rental Increase Protection Form
- Samples of the Grant Agreement and Maintenance Covenant are also available for review online, but will not be processed until grant award



PROJECT BUDGET

Project Budget must be accompanied by supporting documentation such as contractor bids, quotes, and scopes of work.

	A	B	C	D	E	F
1						
2						
3	Total Project Budget					
4	Prepared:	June 6, 2025			Revised:	
5	Item			\$/GSF	% Construction	Total
6						
7	1. Construction			#DIV/0!	#DIV/0!	\$ -
8						
9	2. Equipment			#DIV/0!	#DIV/0!	\$ -
10						
11	3. Furnishings			#DIV/0!	#DIV/0!	\$ -
12						
13	4. Communications			#DIV/0!	#DIV/0!	\$ -
14						
15	5. Design, Testing & Related Costs			#DIV/0!	#DIV/0!	\$ -
16						
17	6. Development Costs			#DIV/0!	#DIV/0!	\$ -
18						
19	7. Other Owner's Costs			#DIV/0!	#DIV/0!	\$ -
20	Owner's Administrative Cost					
21	Legal/Due Diligence Cost					
22	Permitting Fees					
23	Owner's Contingency				#DIV/0!	\$ -
24	Utility connections, meters, etc.					
25	Enter Total Square Footage Here --->					
26	Total Project Budget GSF			#DIV/0!	#DIV/0!	\$ -
27	Enter Funds Available ----->					\$ -
28	Dollar Variance					\$ -
29						Amount Needed
30						
31						
32	Notes:					



DESTINATION MARKET STREET

BUSINESS GROWTH PARTICIPATION FORM



DESTINATION MARKET STREET

Office Providing the Service _____

REQUEST FOR SERVICES – Form 641, Part I & II



CONTACT DETAIL Type of Client: ☐ Face to Face ☐ Online ☐ Telephone

Mr. Mrs. Ms.

First Name:	Middle Initial:	Last Name:	
E-Mail	Home #	Cell #	
Work #	Fax#		
Address			
City	State	Zip	County

Gender

☐ Male ☐ Female

Ethnic Group

☐ Asian
☐ Black/ African American
☐ Native American/Alaskan Native
☐ Native Hawaiian/Pacific Islander
☐ White
☐ Hispanic Origin
☐ Not of Hispanic Origin

Veteran Status

☐ Non Veteran ☐ Veteran
☐ Service Disabled Veteran

Reservist Status

☐ National Guard ☐ National Guard Active Duty
☐ Reservist ☐ Reservist Active Duty

Disabled

☐ No ☐ Yes

I do not wish to receive additional information regarding services or training events either by email or postal service _____
 Client Initial

SUPPLEMENTAL INFORMATION (TO BE FILLED OUT BY CONSULTANT)

Business Status

☐ Still Exploring/Planning
☐ In Operation
☐ Out of Business

International Trade

☐ Yes
☐ No

Language Used

☐ English ☐ Vietnamese
☐ Spanish
☐ Other

How did client/contact hear about us?

☐ Flyer ☐ College/University ☐ Training Seminar
☐ Internet ☐ Newspapers ☐ Yellow Pages
☐ Other Business Owner ☐ Chamber of Commerce ☐ SCORE
☐ SBA ☐ Bank ☐ Other _____
☐ Local EDC ☐ Other SBDC
☐ Client, Word-of-Mouth ☐ Media-TV/Radio

Referral To:

☐ Accountant ☐ Counseling ☐ SBA
☐ Bank ☐ Government Agency ☐ Other SBDC
☐ Business License Office ☐ International Trade Office ☐ SCORE
☐ Local EDC ☐ Legal Counselor ☐ Training Seminar
☐ Coop. Extension ☐ Chamber of Commerce ☐ Other

BUSINESS GROWTH PARTICIPATION FORM

Office Providing the Service _____

REQUEST FOR SERVICES – Form 641, Part I & II



COMPANY DETAIL

Company Name		
E-Mail:	Work #	Fax #

Business Certifications

- ☐ Certified SDB or SBA 8(a) Small Business
- ☐ Disadvantaged Small Business
- ☐ Large
- ☐ Minority Owned Small Business
- ☐ Other Small Business
- ☐ Woman Owned Small Business

What is the Legal Entity of Your Business?

- ☐ Corporation
- ☐ Limited Liability
- ☐ Non-Profit
- ☐ Partnership
- ☐ Sole Proprietorship
- ☐ Sub S Corporation
- State Of Incorporation _____

Business Type

- | | | | |
|--|--|---|--|
| <input type="checkbox"/> Mining | <input type="checkbox"/> Manufacturing | <input type="checkbox"/> Real Estate & Rental & Leasing | <input type="checkbox"/> Management of Companies & Enterprises |
| <input type="checkbox"/> Utilities | <input type="checkbox"/> Finance & Insurance | <input type="checkbox"/> Health Care & Social Assistance | <input type="checkbox"/> Agriculture, Forestry, Fishing & Hunting |
| <input type="checkbox"/> Information | <input type="checkbox"/> Wholesale Trade | <input type="checkbox"/> Accommodation & Food Services | <input type="checkbox"/> Administrative & Support |
| <input type="checkbox"/> Construction | <input type="checkbox"/> Public Administration | <input type="checkbox"/> Arts, Entertainment & Recreation | <input type="checkbox"/> Waste Management & Remediation Services |
| <input type="checkbox"/> Retail Trade | <input type="checkbox"/> Educational Services | <input type="checkbox"/> Transportation & Warehousing | <input type="checkbox"/> Other Services (except Public Administration) |
| <input type="checkbox"/> Professional, Scientific & Technical Services | | | |

SICs: _____

NAICS: _____

Business Ownership (company gender)

- ☐ Male
- ☐ Female (> 50% Woman Owned)
- ☐ Male/Female

Company Status

- ☐ Pre-Venture/ Nascent
- ☐ Startup (Less than 12 mos.)
- ☐ In Business (More than 12 mo.)

Employees

Full Time: _____

Part Time: _____

Company Veteran

- ☐ Service Disabled Veteran
- ☐ Veteran
- ☐ Non Veteran

Date Established (month & year)

Annual Revenues

(for most recent full business year)
\$ _____

Do You Conduct Business online?

☐ Yes ☐ No

Is this a home based business?

☐ Yes ☐ No

Company Address:			
City	State	Zip	County
Website Address:			

Product Description:



DESTINATION MARKET STREET

RENTAL INCREASE PROTECTION FORM

- The Destination Market Street Program requires that participating landlords limit rent increases to 5% for three years from the time the Maintenance Covenant is recorded, unless there is a previously negotiated agreement.
- The Maintenance Covenant is recorded upon receipt of all necessary permits and approvals.
- Rent increase is also capped at 5% (or other previously negotiated agreement) during the Application period.
- The Rental Increase Protection Form expires upon any of the following: the Application is canceled or the City officially declines to award a grant to the Applicant.



MAINTENANCE COVENANT

- Establishes general maintenance standards and obligations of Property Owner upon acceptance of the grant.
- Obligations include compliance with Destination Market Street Program Guidelines, maintaining property in state of good repair, limiting rent increases to 5% annually over three years, and maintaining a use consistent with applicable zoning and land use regulations.
- A template of the Maintenance Covenant is available online for Applicant's review.
- The document will be sent to the Property Owner for digital signature upon grant award and acceptance.



APPLICATION SUBMITTAL

- Available online as fillable PDFs.
- Once completed, applications need to be emailed to PCR at InglewoodDMS@pcrcorp.org.
- Following review by PCR, signature pages will be sent to Property Owner and Tenant for digital signature via Adobe Sign.



DESTINATION MARKET STREET

GRANT AMOUNTS

- Applicants may receive up to \$250,000-award will depend on the application submitted, scope of work, and available funding.
- PCR will evaluate applications for content, completeness, and consistency with the Program Guidelines to ensure the Program is administered fairly, equitably, and consistent with grant requirements.
- If interest exceeds available funding, priority will be given to properties on Market Street and those providing neighborhood and entertainment services.
- The City may propose to award an Applicant less funds than are requested.
- In the event that funds are not exhausted, the City may accept additional applications on a rolling basis.



GRANT AGREEMENT

- Legal agreement between the City and the Applicant which establishes the obligations of both parties if a grant is awarded.
- If the Tenant is the Applicant, the Property Owner is also required to sign.
- The document will be sent to the Property Owner (and possibly the Tenant) for digital signature upon grant award and acceptance.
- A template of the Grant Agreement is available online for Applicant's review.



GRANT DISBURSEMENT

- **Reimbursement for Invoices:** Grant funds will primarily be disbursed on a reimbursement basis. Following award of a grant, the Applicant may submit invoices for eligible design and construction work for reimbursement.
- **Funding Advancement:** In pre-approved, special circumstances, funds may be advanced for costs rather than provided on a reimbursement basis. Instructions for Applicants seeking funding advancement will be provided at the time of award.



ANTICIPATED TIMING (Program Calendar)

- June 10, 2025: 90-day application period opens
 - June – July 2025: Site Assessments
 - Sept 8, 2025: 90-day application period closes
 - Nov/Dec 2025: Notices of Award
-
- A second application period targeted for Inglewood businesses being relocated due to the Inglewood Transit Connector Project is anticipated to open in Fall 2025.



RECOMMENDED NEXT STEPS

- ✓ Review www.pcrcorp.org/Inglewood to confirm your property's eligibility
- ✓ Download and submit the Program Intake Form
- ✓ Contact Darrell Smith (darrell.smith@pcrcorp.org) at PCR to schedule a Pre-Application Submittal Site Visit
- ✓ Start compiling necessary supporting documents and application attachments.



OTHER PCR SERVICES

- PCR is a Community Development Financial Institution and a designated Small Business Development Center (SBDC) by the U.S. Small Business Administration.
- With those designations comes decades of experience helping businesses in Inglewood and throughout the region identify and access programs and funding available to small businesses.
- While the City selected PCR to be the Destination Market Street Program Administrator, our responsibilities don't end there. We never take off our SBDC hat, we're here to help.
- PCR is committed to helping Inglewood businesses, those who receive grants, and those who don't, explore other opportunities and resources which they may be eligible for.



DESTINATION MARKET STREET

We Help Entrepreneurs Like You Succeed!

We know that running a small business takes vision, resilience, and the right support system. That's why we invite you to register with the Small Business Development Center (SBDC) hosted by PCR Business Finance — your dedicated partner for expert business guidance and growth.

Whether you're just getting started, seeking funding, or looking to scale your operations, we offer personalized one-on-one consulting and training workshops to support your small business needs.

Consulting Specialties

- Business Plan Development
- Financial Management & Profit Projections
- Marketing & Social Media Strategy
- Licensing & Permits
- Legal Structure & Business Formation
- Certification (MBE, DBE, WBE, etc.)
- Government Contracting & Procurement
- Accounting & Credit Strategy
- Restaurant & Hospitality Consulting
- Strategic Planning for Growth

Once registered, you'll be matched with a business advisor who can help you tackle your unique business goals and connect you to workshops and resources that fit your needs. Please don't hesitate to contact us info@pcrsbdc.org, if you have any questions.



Connect With Us!



DESTINATION MARKET STREET





ZEAL is a creative arts and social impact studio cooperative where we cultivate emergent creative community development strategies to own and steward the means of our cultural production.

Creative-led Community Development Initiative

Grant Acquisition - \$150,000 pre-development grant received from Kataly Foundation for exploratory process for a business association.

Initiative Launch 2024-2025 - Creative-Led Community Development Initiative kicks off in Downtown Inglewood. supported by California Community Foundation to incubate a business association

Next Steps

Association Formation - Formally establish the Downtown Cultural District Business Association.



DESTINATION MARKET STREET



THANK YOU!



**DESTINATION
MARKET STREET**
FAÇADE & TENANT
IMPROVEMENT PROGRAM

