



2024 GRANT AGREEMENT

This Historic Property Grant Agreement (“Agreement”) is entered into as of the Effective Date, by and between **Preservation Burlington, Inc.**, a North Carolina non-profit corporation (“**PBI**”), and Grantee(s) as defined below (“**Grantee**”). PBI and Grantee may collectively be referred to as the “parties” or each a “party.”

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

ARTICLE 1: DEFINITIONS

The following terms used in this Agreement shall have the meanings defined below:

- 1.1 “**Effective Date**” shall mean the date on which this Agreement between PBI and Grantee is fully executed by both parties.
- 1.2 “**Grant Year**” shall mean calendar year 2024.
- 1.3 “**Grantee**” shall mean the following property owner(s): **Grantee Name(s)**
- 1.4 “**Grant Amount**” shall mean the following amount: **\$ amount of award**
- 1.5 “**Property**” shall mean the following property: **Project address**
- 1.6 “**Project**” shall mean the work or improvements for which PBI’s grant funds will be used, as summarized below and more particularly as delineated in Grantee’s Grant Application relating to the Property:
 - **INSERT SUMMARY PARAGRAPH TO DESCRIBE THE PROJECT SCOPE HERE**
- 1.7 “**Project Start Date**” shall mean the date on which the scope of work for which Grant funds are approved must be underway, which shall be no later than **July 1st** of the Grant Year.
- 1.8 “**Project Completion Date**” shall mean the date on which all work for which Grant funds are approved must be completed, which shall be no later than **October 15th** of the Grant Year.
- 1.9 “**Grant Application**” shall mean the grant application submitted by the Grantee, and all attachments and exhibits thereto.

- 1.10 “**Grant Documents**” shall mean this Agreement, the Grantee’s Grant Application, the Instructions for Submission, and Grant Guidelines.
- 1.11 “**City**” shall mean the City of Burlington, NC.

ARTICLE 2: GRANTEE’S RESPONSIBILITIES

The Grantee agrees to the following terms and conditions:

- 2.1 The Grantee shall ensure that all aspects of the Project are conducted in conformance with the approved Grant Application and in accordance with the U.S. Secretary of the Interior’s Standards for the Treatment of Historic Properties (set forth in Exhibit A hereto).
- 2.2 The Grantee shall comply with all applicable requirements established by the City of Burlington and the Burlington Historic Preservation Commission; applicable State and federal laws, regulations, administrative directives and procedures; and other applicable local ordinances and resolutions.
- 2.3 The Grantee shall ensure that all work on the Project for which the Grantee seeks reimbursement is performed by licensed and insured contractors when required for a particular trade by local or state building codes.
- 2.4 The Grantee agrees that all contracts/agreements entered into by it for the completion of the Project will require contractors to comply with all applicable state and federal laws, regulations, and local ordinances.
- 2.5 If there are any changes or revisions to the plans or to the Project, the Grantee will promptly submit such proposed changes to PBI in writing prior to beginning work. Failure to obtain approval of changes or revisions to the approved Project may result in loss of Grant funding.
- 2.6 Upon reasonable request by PBI, the Grantee shall allow representatives of PBI access to the Property to conduct periodic inspections of the Project. Grantee acknowledges and agrees that inspection of the Property is required for final approval of Grant funding.
- 2.7 Work on the Project must begin by the Project Start Date (defined in Article I above). A one-time extension of the Project Start Date may be granted for good cause at the sole discretion of PBI. Any requests for extension of the Project Start Date must be submitted in writing prior to the Project Start Date.
- 2.8 The Project must be completed by the Project Completion Date (defined in Article I above). Failure to complete the Project by the Project Completion Date may result in termination of this Agreement and loss of Grant funding. If unanticipated circumstances arise, PBI will consider granting a one time extension for good cause for up to 30 days. Any requests for extension must be submitted in writing at least 15 days prior to the Project Completion Date. PBI may in its sole discretion grant or deny this request for extension.
- 2.9 Grantee agrees to display in front of the Property, a banner or sign provided by PBI, which will remain on display throughout the applicable Grant Year.

- 2.10 Grantee agrees not to sell the Property within 2 years of receipt of Grant funding. If the Property is sold within 2 years, Grantee agrees to repay to PBI the full amount of Grant funds received pursuant to this Agreement.
- 2.11 By executing this Agreement, Grantee warrants and represents that there are no claims, actions, suits, or proceedings pending which affect the Property or the Project, that all mortgage and property tax payments are current, and that the Property is insured.
- 2.12 Grantee shall be deemed to be in default of this Agreement if:
- (a) Grantee fails to perform or fulfill any term or condition of this Agreement, including representations made in any Grant Documents submitted by the Grantee;
 - (b) Grantee fails to comply with any law applicable to the Project or to this Agreement;
 - (c) Any representation or warranty made by Grantee is determined to have been false or incorrect in any material respect when made;
 - (d) The Project is altered in any material manner or to an extent such that it no longer meets the eligibility requirements set forth in the Grant Documents;
 - (e) Grantee fails to maintain property insurance; or
 - (f) Grantee fails to timely pay any contractor who performs work on the Property.

ARTICLE 3: PAYMENT OF GRANT FUNDS

- 3.1 All funded work must begin after execution of this Agreement, not before. Grants will not be awarded retroactively for work already performed.
- 3.2 Grantee must provide to PBI proof of funds necessary for Project completion on or before the Agreement signing date.
- 3.3 Failure to comply with approved Project plans could result in the loss of grant funding. PBI reserves the right to deny payment if completed work is inconsistent with the approved Application, if work fails to adhere to the approved Project plans, if Grantee fails to obtain requisite permits or Certificate of Appropriateness, or if work is of poor quality.
- 3.4 If the Project requires permits (including but not limited to a Certificate of Appropriateness), the Grantee must provide documentation of final inspections.
- 3.5 Once the Project is completed, PBI will inspect the work to ensure it has been accomplished as pledged.
- 3.6 If PBI determines that the Grantee has failed to satisfactorily and timely carry out its responsibilities under this Agreement, PBI will withhold Grant funding.

- 3.7 The Grantee shall provide documentation of paid invoices and receipts for all work for which the Grantee seeks reimbursement.
- 3.8 Upon successful completion and inspection of the Project, PBI will reimburse Grantee for approved and eligible expenses that are clearly and accurately supported in the payment documentation submitted by Grantee (not to exceed the Grant Amount).
- 3.9 All payments from PBI will be made directly to Grantee as partial reimbursement of amounts paid by Grantee. Grantee is solely responsible for paying any contractor(s).
- 3.10 If the actual total cost of completing the Project is less than has been projected by the Grantee in the Grant Application, PBI will reduce the amount to be provided under this Agreement accordingly.
- 3.11 If the actual total cost of completing the Project is more than has been projected by the Grantee in the Grant Application, the Grant Amount will not change.
- 3.12 The Grantee expressly agrees to repay to PBI any funds advanced to the Grantee in violation of the terms of this Agreement.
- 3.13 With this Agreement, the Grantee shall provide a completed and signed W-9 Form. PBI will issue a Form 1099-MISC for Grant awards in excess of the applicable IRS limit. Grantee is advised to consult with a tax professional to determine if the Grant award will be treated as taxable income.

ARTICLE 4. TERMINATION OF AGREEMENT

4.1 This Agreement may be terminated as follows:

- (a) Termination Due to Noncompliance. If PBI determines that the Grantee has failed to comply with the terms and conditions of this Agreement, and if upon notification of the defect the Grantee does not remedy the deficiency within a reasonable period specified in the notice or is otherwise in Default, PBI may terminate this Agreement. PBI will promptly notify the Grantee in writing of the decision to terminate.
- (b) Termination Due to Sale or Transfer of Ownership. Agreement shall terminate immediately upon sale or transfer of ownership of the Property, if such transfer occurs within 2 years of receipt of Grant funding.
- (c) Termination by Grantee. The Grantee may terminate this Agreement at any time prior to receipt of Grant Funds by providing written notice to PBI. In the event of Termination of this Agreement by Grantee, no Grant Funds will be disbursed.

4.2 Effect of Termination. In the event of termination, any costs incurred by Grantee will be the sole responsibility of Grantee.

ARTICLE 5: NOTICES

All notices under this Agreement shall be made in writing and sent via email or U.S. Mail to the following:

5.1 To PBI: Preservation Burlington, Inc.
P.O. Box 171, Burlington, NC 27216
Email: grants@presburlington.org

5.2 To Grantee: Grantee Name(s)
Property address & zip
Email:
Phone:

SECTION 6: ADDITIONAL TERMS

6.1 Grant Documents Incorporated By Reference. The Grant Documents as defined in Article I above, including but not limited to the Grantee's Grant Application, are incorporated into this Agreement by this reference and the representations made in the said Grant Application are binding upon the Grantee.

6.2 Entire Agreement; Modification And Assignability; Severability. This Agreement (inclusive of the Grant Documents) contains the entire agreement between the parties. No statements, promises, or inducements made by either party, or agents of either party, which are not contained in or authorized by this written Agreement, are valid or binding. This Agreement may not be modified except upon written agreement. This Agreement cannot be assigned by the Grantee to any other person or property owner, including but not limited to any future purchaser of the Property. If one or more of the provisions contained in this Agreement shall for any reason be held invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provisions, and this Agreement shall be construed as if it did not contain the invalid, illegal, or unenforceable provision.

6.3 Construction And Venue. This Agreement will be construed under and governed by North Carolina law, without regard to choice of law principles. In the event of litigation, the parties agree that venue shall be in Alamance County, North Carolina.

6.4 LIMITATION OF LIABILITY, HOLD HARMLESS AND INDEMNIFICATION. PBI SHALL NOT BE LIABLE FOR ANY DIRECT OR CONSEQUENTIAL DAMAGES TO GRANTEE OR ANY THIRD PARTY FOR ANY ACT OR OMISSION OF THE GRANTEE IN THE PERFORMANCE OF THIS AGREEMENT. THE GRANTEE WAIVES ANY AND ALL CLAIMS AND RECOURSE AGAINST PBI, INCLUDING THE RIGHT OF CONTRIBUTION, FOR LOSS OR DAMAGE TO PERSONS OR PROPERTY ARISING FROM OR IN ANY WAY CONNECTED WITH OR OR INCIDENTAL TO ANY ACT OR OMISSION BY GRANTEE OR ANY CONTRACTOR OR SUBCONTRACTOR HIRED BY GRANTEE UNDER THIS AGREEMENT. FURTHER, GRANTEE WILL INDEMNIFY, HOLD HARMLESS, AND DEFEND PBI, ITS DIRECTORS, EMPLOYEES, VOLUNTEERS, AND AGENTS, FROM AGAINST ANY AND ALL CLAIMS, DEMANDS, DAMAGES, COSTS, EXPENSES, ATTORNEYS' FEES, OR LIABILITY ARISING OUT OF OR RELATED TO THIS AGREEMENT.

6.5 Signatory Warranty. The signatories to this Agreement warrant that each has the authority to enter into this Agreement on behalf of the party represented.

6.6 Non-Waiver. Failure of either party hereto to insist on the strict performance of any provisions of this Agreement or to exercise any rights or remedies accruing under this Agreement upon default or failure of performance shall not be considered a waiver of the right to insist on and to enforce strict compliance with

any other obligation hereunder, or to exercise any right or remedy occurring as a result of any future default or failure of performance.

6.7 Execution In Counterparts; Electronic Signature. This Agreement may be executed in duplicate, or via electronic signature by email or facsimile, and in separate counterparts, each of which when so executed shall be deemed to be an original and all of which taken together shall constitute one agreement.

BY SIGNING BELOW GRANTEE ACKNOWLEDGES HE/SHE HAS READ THIS AGREEMENT AND AGREES TO ABIDE BY SAME.

SIGNATURE OF GRANTEE(S):

_____	(SEAL)	_____
Signature of Grantee		Date

_____	(SEAL)	_____
Signature of Grantee		Date

SIGNATURE OF PRESERVATION BURLINGTON, INC.:

_____	(SEAL)	_____
By: _____		Date

Its: _____

EXHIBIT A

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.