



Redevelopment Authority
of Prince George's County

Commercial Property Improvement Program (CPIP 2022) Questions

Q: We are owners of two businesses in Prince George's County. We are leasing as renters. Can we apply for the CPIP funding with permission from owners of the property?

A: Unfortunately, as renters or lessees, you will not be eligible to apply for the CPIP grant program.

Q: Who would we contact to see if we need a permit in order to have a mural painted on the side of a building?

A: Please contact Department of Permitting and Inspections.

<https://www.princegeorgescountymd.gov/1024/Permitting-Inspections-and-Enforcement>

Q: Upon submitting the application, do we need to have in hand the estimates on all the improvements that we are planning to have done?

A: It would be beneficial if you have cost estimates to submit with your application.

Q: We are looking to improve our parking, signage, HVAC and painting of our exterior building. Do you happen to know of someone that we could talk to see how to prioritize improvements and to funds we have to use?

A: The County cannot offer advice regarding property improvements. I suggest you contact a trained professional, (GC) general contractor or architect, regarding the specific improvements of the property.

Q: I own several grocery stores in Prince George's County. Can I apply for the CPIP grant Program?

A: Retail grocery stores are not eligible for the CPIP program, the program currently limited to centers with multiple retail tenants (i.e., retail strip centers).

Q: I would like to use the CPIP funds to reinforce existing projects that we have along our main street façade?

A: CPIP program is designed to provide grant opportunities to retail shopping centers owners and not individually owned businesses.

Q: Is the grant available to renovate or replace the foundation or structural components of a building?

A: Structural or foundation items, are not covered under the current grant.

Q: Does upgrading of major building systems increase efficiency include (1) complete replacement of nonfunctional HVAC systems (2) replacement of older windows with energy efficient windows, and (2) updating electrical wiring?

A: CPIP grant does not covered non-functional systems. Replacement of windows would be eligible under the grant. Electrical panels (internal) are not eligible under the grant.

Q: We own several contiguous buildings on separate lots which are mixed-use with retail and office components. One single-story building is currently occupied by an office user but could be used for retail purposes. We have another building that has street-level, store-front end retail with office space on the second floor. Are these mixed use building eligible for the grant or would they have to first be converted to entirely retail?

A: Mixed use buildings are not currently covered under the grant.

Q: Is the grant available for the entirety of our holdings as one (in other words can we spread the grant across all of some of the buildings), or do we need to apply for each individual building on a stand-alone basis?

A: Yes

Q: Is there a certain number of years during which improvements constructed with grant funds cannot be altered or the corresponding building be redeveloped? And if a redevelopment were to take place within that time period, would the grant required to be repaid?

A: Approved grant terms are (180) days from award to construction. You can't mix grant funds with redevelopment of a building. Eligible items for reimbursement, may be found in the NOFA, page 3. Grants are not required to be repaid and only reimbursable items, listed on page 3 are eligible for reimbursement.

Q: I own a building with three stories and two of them have been rented. I would like to apply for the grant to make internal and external repairs as well as repairs to my elevator.

A: CPIP grants are for retail shopping centers only. Commercially owned rental properties are not eligible for the CPIP grant.

Q: Can you provide information on how small businesses located in a shopping center can apply to the program.

A: The Redevelopment Authority of Prince George's County and the CPIP program address the physical structure and the built environment only. For business operating assistance please contact the Prince Georges County Economic Development Corporation.

Q: How is the county deciding which projects to award grants and which not to?

A: All applicant submissions will be scored based on the current evaluation criteria checklist on page (4) of the NOFA guidelines. Submissions will be reviewed by the (PAG) committee, (Project Analysis Group), for recommendation.

Q: How can we determine whether the work we're doing requires a permit?

A: A licensed general contractor or architect, should be able to determine, what work requires permitting.

Q: If we do not believe a building permit is not needed, how do we obtain the certification from a DPIE reviewer?

A: A licensed general contractor or architect, should be able to determine, what work requires permitting and provide documentation from a DPIE reviewer.

Q: I am looking for a commercial flex space in Prince Georges that the landlord is not willing to put money into the property, to make it work the way my business is intended to run. Can I apply for this grant?

A: If the property is acquired and operated as a multi-tenant retail center, the owner may apply for CPIP funds.

Q: Are all shopping centers eligible or only some?

A: All retail shopping centers are eligible to apply for the CPIP program within Prince George's County.