

Information & Requirements

The South Thornton Attraction & Revitalization (STAR) Grant is a reimbursement grant designed to enhance and revitalize commercial areas in the South Thornton Development Area (identified as within the TDA, South of 104th Avenue) by attracting and supporting new and expanding businesses to the area, assisting business owners with building improvements, and assisting with the cost of permitting and licensing, regulatory compliance, equipment purchases or exterior and façade improvements. This program will only reimburse eligible expenses for eligible projects. The business/strategic plan must be reviewed and approved by the STAR grant review committee before an award letter is issued.

Eligibility

- A new or expanding commercial business locating into an existing building in the South Thornton Development Area.
- Locating in non-residential zoning designations, not on public property.
- Compliant with all government fees and taxes, licensing, and applicable laws and ordinances.

Exclusions

- Funding cannot be used for non-profits, marijuana related businesses, pawn shops, bail bonds, money lending, used car lots, check cashing, liquor stores, adult oriented nature, religious institutions, and residential living facilities.

Applicant Responsibilities

- Fill out all application documentation COMPLETELY. An incomplete application may result in the dismissal of the application.
- Collect and compile invoices, receipts, and photos for one submission in a concise and orderly manner.
- Determine the scope of work for each project.
- Determine the qualifications of the contractors.
- Submit an itemized statement of the projects and purchases made. **Payments made in cash will not be reimbursed.**
- Pay the difference, if any, between the approved grant amount and total project costs.
- Ensure that all work is permitted and inspected properly. Some inspections may need to be performed during the actual work, rather than afterward. Contact the Building Inspections Division (303-538-7396) AND Fire Prevention Division (303-538-7602) for more information on permits and inspections.
- Obtain a Thornton business license and final Certificate of Occupancy from the city of Thornton before funding will be disbursed. If Certificate of Occupancy has already been issued, it must have been issued within 6 months of the date you submit your completed application and business/strategic plan.

Timelines

- Applications are accepted January 2026 – October 30, 2026. Applications will be reviewed on a first-come, first-served basis until the funding is gone. Submit your application early to give yourself the best opportunity for grant approval.
- **If approved for the grant, all grant requirements must be met within 30 days of notification of application approval.**

Application Submittal Process

- Applications, required documents, and current business/strategic plan may be submitted online, dropped off, returned through the mail or by email to the Alliance Business Assistance Center by 5:00 p.m. on October 30, 2026.

Application Submittal Process, cont'd

- The application, business/strategic plan, and statement of merit will be evaluated and approved by a review committee according to the STAR scoresheets, which can be found online at <https://businessinThornton.com/local-business/small-business-support-programs/attraction-revitalization-grant/>.
- **Business/Strategic Plan**
 - If the business is a new start-up or in business for less than 2 years, a business plan approval is required before applications will be reviewed or approved.
 - If the business has been operating for more than 2 years, a strategic plan is required before applications will be reviewed or approved.
 - A statement of merit must be included and will be scored.
 - You can find templates for the business plan, strategic plan, and statement of merit at: <https://businessinThornton.com/local-business/small-business-support-programs/attraction-revitalization-grant/>
 - The Alliance Business Assistance Center can help with creating business/strategic plans and components. Call 720.674.3547 to schedule a free meeting with a business counselor.
 - Follow-up business consultations with a business counselor may be required for final approval of grant request.
- If funding is used for marketing materials, the grant review committee must approve all marketing samples for grant funding to be reimbursed.
- The Office of Economic Development will notify the applicant if they have been approved or denied grant funding within 30 business days after complete application is submitted.
 - If approved, the applicant will be advised of:
 - Approved grant funding amount.
 - Business/strategic plan change recommendations or approval.
 - Permits and other regulatory requirements.
- Reimbursement is based on proven total project cost and will occur once all application components are complete. **Payments made in cash will not be reimbursed.**

Funding & Eligible Expenses

- **Tier 1** - An initial grant up to \$10,000 per business license holder and business location.
- **Tier 2** - Projects exceeding \$10,000 can receive an additional \$5,000 grant with a 50/50 match, for a maximum grant award of \$15,000 per business license holder.
- If business is subleasing space in a building, the maximum grant is \$5,000 (available once per business license).
- Maximum marketing reimbursement is \$1,000 with a 50/50 match.
- **Payments made in cash will not be reimbursed.**
- **Taxes and Fees:** The city is required by federal tax law to report to the IRS any grant money awarded to a business above \$600 as income. Sales and Use Tax, Permit, and Design Review Fees will be charged, as applicable.
- **Contractors:**
 - Thornton-based contractors are strongly encouraged. If a Thornton contractor is hired, or purchases are made at a Thornton business, reimbursement will be awarded at 60%. Non-Thornton contractor services will be reimbursed at 50% of the actual cost. To view a list of local licensed contractors, go to: thorntonco.gov/government/citydevelopment
 - Contractors are responsible for itemizing permit fees and loan interest in their reimbursement request, which will be included in STAR Grant funding reimbursement calculations.
- Applicant is eligible for STAR grant funding only once per business license.

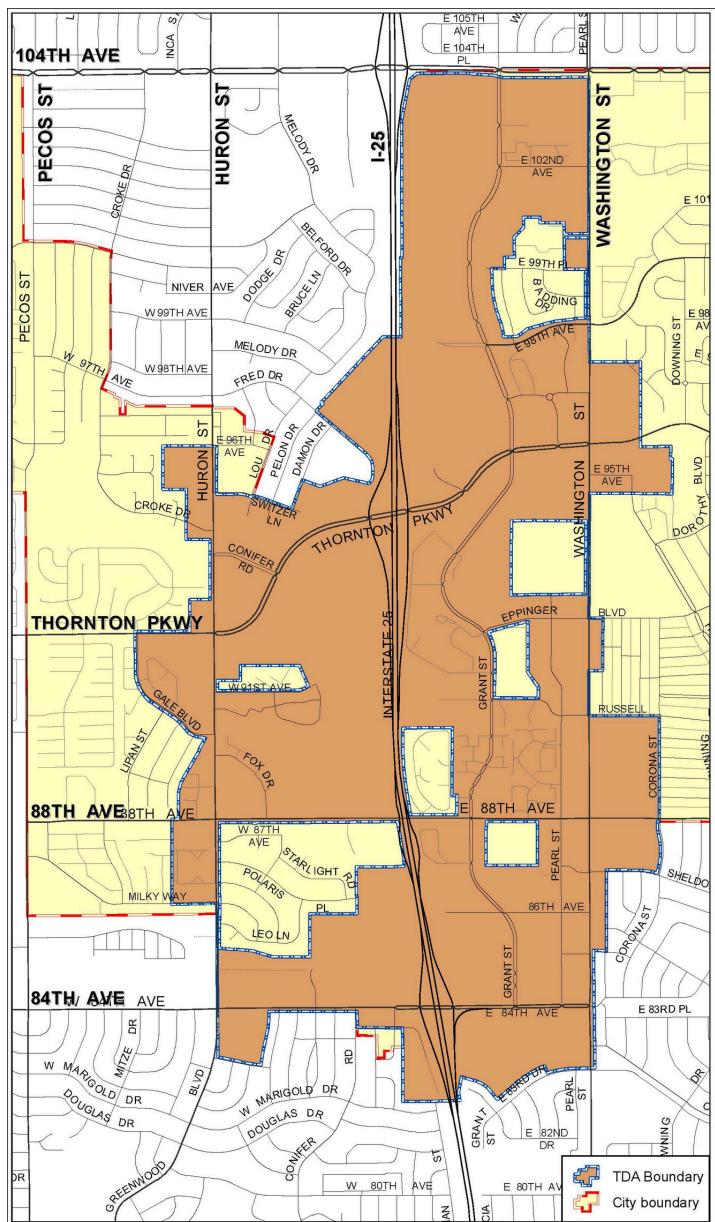
Funding & Eligible Expenses, Cont'd

- **Eligible projects:** must be for code compliance costs, permitting fees, licensing fees, equipment costs, exterior or interior improvements such as:

- Facades, gutters, and downspouts
- Exterior lighting
- Awnings and canopies
- Painting and masonry cleaning
- Landscaping and fencing
- Irrigation system
- Parking lots and sidewalks
- ADA accessibility improvements
- Security and crime prevention
- First month of rent

- Energy and water efficiency and recycling
- Signage
- Furniture, fixtures, and equipment
- Doors, roofs, and windows
- City of Thornton licensing and permitting fees
- Fees/interest associated with obtaining a bank loan to cover up-front costs of the project
- Fire sprinkler or alarm system improvements
- **Exclusions:** inventory and employee wages

Other Information



South Thornton TDA

The South Thornton Urban Renewal Plan Area, established in October of 2012, is comprised of approximately 664 acres. The area is generally bounded by 104th Avenue to the north, 83rd Avenue to the south, Huron Street to the west, and Corona Street to the east, including properties flanking Interstate 25 south of Thornton Parkway.

Applications may be submitted:

- **Online** <https://businessinThornton.com/local-business/small-business-support-programs/attraction-revitalization-grant/>
- **Dropped off or returned by mail** to the Alliance Business Assistance Center 550 Thornton Parkway Unit 170, Thornton, CO 80229
- **Emailed** to alliance@thorntonco.gov

For questions, call 720.674.3547.

