



## **Grenada Downtown District Façade Improvement Program**

**The Grenada Downtown District offers two levels of Façade Improvement Support: (1) Consulting Services and (2) Incentive Façade Grants.**

### **PROGRAM GUIDELINES**

#### **Purpose**

The purpose of the Grenada Downtown District Façade Improvement Program is to provide consulting services free of charge and financial incentive grants to building owners or commercial tenants located within the Grenada Downtown District. The consulting services are provided by competent, diligent experts in the field associated with the Grenada Downtown District. The incentive grants are funded through the Grenada Community Foundation and administered by Grenada Downtown District. Restoration of individual façades improves the visual appearance of the entire downtown, which is critical both to the success of individual businesses and to the economic health and vitality of the district, and the city, as a whole.

#### **Consulting Services**

Businesses or property owners interested in receiving free consulting services must meet the following criteria:

1. The business or owner must be located within the boundaries of the Grenada Downtown District. A map of the District is attached.
2. The business or owner must make a written request for services submitted to 81 S. Church St., Grenada, MS 38901.
3. Consulting services will be provided to appropriate applicants as soon as scheduling by the necessary experts is available.
4. Consulting services will be provided throughout the year as needed and absed on availability of Grenada Downtown District experts.

#### **Incentive Façade Grants**

Businesses or property owners interested in applying for a grant must meet the following criteria:

1. The business or owner must be located within the boundaries of the Grenada Downtown District. A map of the District is attached.
2. The business or owner must fill out a complete application detailing plans for the proposed alterations.
3. Grant awards will be on an annual basis, or upon availability of funding, and range between \$500 and \$1,000 per applicant.
4. The applicant must provide a 1 to 1 cash or in-kind match (donated materials/service) for the project.
5. The applicant will agree to comply with all local land use laws as well as any local or state laws pertinent to the project such as, but not limited to: Building Codes,

the State Environmental Quality Review Act, and the State Historic Preservation Act (for historic structures).

6. Grant will be awarded to grantees upon completion of the project.
7. Applications must meet one of the eligible project categories (see below) to be eligible for consideration.
8. Projects cannot have started prior to a grant award.
9. Projects must be reviewed by the Grenada Downtown District to ensure that the project is in compliance with retaining the historic significance of the building.

All applicants that meet the above criteria will have their applications reviewed and rated by the Grenada Downtown District Review Committee. The Grenada Downtown District Review Committee will present all recommendations for project awards to the Board of the Grenada Downtown District for final approval.

### **Eligible Projects**

Eligible applicants for façade renovation and/or restoration grants include building owners or tenants (with owner permission) of commercial buildings in the defined District. In addition, only the principal structure of a property is eligible. No outbuildings or accessory buildings such as garages and barns shall be eligible.

Grants must be utilized for any (or a combination) of the following façade renovations, rehabilitation, or restorations:

1. Painting
2. New walls and siding, and repair of same
3. New awnings
4. Exterior storefront and/or storefront display lighting
5. Cleaning and repointing of brick
6. Windows
7. New signage
8. Other areas, on approval (may include specific projects not listed here)

All of the above façade improvements must be in keeping with the architectural or historical characteristics of the structure to ensure compatibility with the existing downtown, helping to create a uniform and coordinated streetscape which is attractive and functional. Buildings with multiple retail stores are only eligible for one (1) façade grant per year.

### **Review Criteria**

Projects including historic buildings in danger of being lost, in part, or in total, to disrepair shall have priority for funding. This may include properties listed on the state and/or national registers of historic places or properties with historical, architectural or cultural significance. In addition, vacant properties where façade improvements would reduce the perception of downtown decay shall also receive high consideration for funding. The following criteria will be used in reviewing applications:

1. Project will create or expand a business
2. Project will sustain jobs or create new jobs
3. Public to private investment cost ratio
4. Aesthetic impact of the renovation on character of Main Street
5. Degree of the improvement(s) capitalize(s) on building's architectural assets
6. Degree of historical integrity of renovation plans
7. Property is on or eligible for State/National Historic Register
8. Other building improvements completed beyond those funded

9. Project demonstrates collaboration/partnership
10. Proposed renovation will stop serious deterioration of the building's facade

The Grenada Downtown District Review Committee and the Grenada Downtown District Board of Directors will review all applications against these criteria.

### **Grant Application Instructions and Review Process**

A complete application must include the following:

1. A completed application form including a detailed description of your project  
*For example, if you are replacing windows, what style will they be replaced with; if you are painting, what will be the color scheme?*
2. If your project requires, provide architectural plans, design sketches or site plans (illustrating all proposed work on the building).
3. A project cost estimate detailing labor costs, materials, etc. If a large-scale renovation is being proposed, choose one phase of your project for the Façade Grant Program.
4. If adding or changing materials, provide a sample of the product.
5. No less than two photographs showing the entire façade at different angles of the building and one streetscape photograph
6. A signed Owner Approval for Tenant Applicant form

The more detailed information and renderings submitted, the better your chances are for a successful review. It is the applicant's responsibility to provide a completed application. The Board will not contact you for missing information; therefore, the Review Committee may reject (or has the right to reject) your application if it's submitted incomplete.

### **Application Submission, Review and Grant Award**

1. Submit a formal application to Façade Grant Program c/o Grenada Community Foundation, 81 S. Church St., Grenada, MS 38901. If you have any questions about the application process, please contact Sabrina D. Howell, (662) 226-4080.
2. The Grenada Downtown District Review Committee will review the application to insure consistency with the Program Guidelines and will rate the applications consistent thereto.
3. The Grenada Downtown District Review Committee will make a formal recommendation to the Grenada Downtown District Board of Directors within (30) days of receipt of the applications.
4. The Grenada Downtown District, Inc. Board of Directors will notify the applicant(s) of all grant awards.
5. *Historic District Commission* (do we need review from anyone?) must review Scope of Work before grant awards are issued.
6. Façade grant projects shall be completed within 12 months of the signed grant award.
7. Prior to the funding of grants, any changes to the scope of work or completion date must be reviewed and approved by the Grenada Downtown District Board.
8. Prior to processing grants reimbursement, members of the Grenada Downtown District Review Committee will perform a site visit and review of the completed project for completeness and quality of work.
9. All receipts must be submitted simultaneously to receive grant reimbursement.



## Façade Grant Application

Applicant Name: \_\_\_\_\_

Property Owner or  Tenant

Business Name and Short Description: \_\_\_\_\_

1.) Building Owner: \_\_\_\_\_

2.) Project Location: \_\_\_\_\_

3.) Detailed Description of Project:

4.) Project Cost Estimate: \_\_\_\_\_

5.) Please attach no less than two photos of entire façade and streetscape photo.

6.) If changing materials, provide a sample of the product.

7.) Provide a signed Owner Approval for Tenant Applicant.

Applicant Signature: \_\_\_\_\_ Date \_\_\_\_\_