



FAÇADE IMPROVEMENT GRANT PROGRAM GUIDELINES

INTRODUCTION

The City of Maryville was recently awarded funding under the American Rescue Plan Act of 2021 (ARPA) to provide assistance to small business which could include support to enhance outdoor spaces for COVID-19 mitigation or to improve the built environment of the neighborhoods. A specific allowable use of ARPA funds is to make façade improvements to existing buildings.

As such, the City of Maryville adopted Resolution No. _____ creating the Façade Improvement Grant Program. This program has been established as a matching grant with the intent to support business and property owners in the community in the design and construction of façade enhancements which are historically appropriate and/or add to the character of the community as a whole. The program intends to provide financial assistance for improving the appearance, consistency, character and overall attractiveness of the community.

GOALS

Specific goals of the Façade Improvement Grant Program are as follows:

1. To provide assistance to small business to enhance outdoor spaces for COVID-19 mitigation or to improve the built environment.
2. Offer resources to enhance the appearance of commercial properties in the community.
3. The restoration and preservation of properties of special value for historical, architectural, or aesthetic reasons.
4. The provision of a pleasing and aesthetically acceptable place to shop, work, and be entertained.
5. To provide a catalyst toward larger scale building improvements.

GENERAL

The Façade Improvement Grant Program will provide a 50% matching grant for total project costs up to a \$25,000 maximum for commercial property applications. Non-profit organizations are eligible to apply for a 50% matching grant for total project costs up to a \$50,000 maximum.

Examples of eligible improvements include, but are not limited to:

1. Cleaning, painting or repair of exterior surfaces or similar building treatments
2. Replacement of original architectural details or storefront rehabilitation
3. Addition of awnings or changing awning styles
4. Installation of new signage
5. Roof and cornice restoration or repair
6. Replacement of windows and window framing of façade/storefront
7. Selective removal of incompatible elements such as non-original siding
8. Rear/side façade enhancements, landscaping or screening
9. Exterior lighting and related fixtures
10. Outdoor seating or outdoor seating enhancements
11. Engineering, architectural or design assistance for façade improvements

“Rehabilitation means the process of returning a property to a state of utility, through repair or alteration, which makes possible efficient contemporary use while preserving those portions and features of the property which are significant to it’s historic, architectural, and cultural values.”

Examples of ineligible improvements include:

1. Interior improvements
2. Electrical work, except related to signage
3. Merchandising signs
4. Installation of vinyl siding

GUIDELINES

The Façade Improvement Grant Program will provide technical assistance along with a matching grant to owners or tenants (with owner’s permission) of commercial property in the city limits that meet with the following guidelines.

1. The Grant Program will be administered by the City of Maryville. The Façade Improvement Grant Program Committee will determine eligibility and approve projects based on impact and available funding.
2. Eligible projects must be approved by the Committee prior to the expenditure of any matching funds. Changes made to the project design or proposal after approval by this committee will not be eligible for funding unless also reviewed and approved by a similar process.
3. Eligible projects must be located in the city limits of Maryville and adhere to applicable zoning and building codes.
4. Eligible projects in the Downtown Overlay District must be consistent with district code requirements and adhere to the adopted Downtown Design Guidelines.
5. Applicants must be a for-profit or non-profit organization that is in good standing with the State of Missouri.
6. Applicants must have been operating as a for-profit or non-profit organization prior to March 3, 2021.
7. Applicants must have satisfied any delinquent taxes prior to filing an application.
8. Applicants must use a licensed professional to prepare all project plans that require building permits. All other professional work must be performed by an individual licensed or certified by their applicable professional association or industry standard, in compliance with municipal building code.
9. Projects must be started within ninety (90) days of application approval and completed within one year.

SELECTION CRITERIA

The following criteria will be used by the Façade Improvement Grant Program Committee in reviewing applications:

1. Priority will be given to those properties that are currently in a blighted condition, or likely to become blighted due to deterioration of the building façade or structural components.
2. Preferred improvements will preserve the architectural integrity of the building and adhere, where possible, to the original or historic design of the façade.
3. Aesthetic quality of the design proposed is important. For example, paint colors should be harmonious with neighboring structures and/or indicative of the building's historic character.
4. Consideration will be given to the project's potential impact to the attractiveness of the area, the streetscape, the particular building or its improvement to the overall community. In addition, the building's historical significance, visual prominence, and location will be considered.
5. The committee reserves the right to deny or amend an application based upon the reservation of funds for potential projects that would have, in the committee's evaluation, the greatest community impact.
6. If an application is rejected or amended, the committee will explain by letter to the applicant, the reasons for rejection and what, if any, steps can be taken to receive approval.

APPLICATION

The following information must be submitted for the application to be considered complete:

1. Completed application form
2. Verification of property ownership (includes the deed, attorney's opinion, title commitment, etc.) or letter of permission from property owner
3. Copies of all estimates and costs involved with the project. At minimum, the applicant will solicit two bids on all labor work for which grant funds are used.
4. Completed Duplication of Benefits and Additional Certification Form
5. Completed W-9 Request for Taxpayer Identification Number and Certification