



**SOUTH DIVISION-GRANDVILLE**  
CORRIDOR IMPROVEMENT AUTHORITY

## **South Division-Grandville Corridor Improvement Authority**

### **Façade Improvement Program Guidelines**

#### **Purpose**

The South Division-Grandville Corridor Improvement Authority (SDG CIA) was established in 2018 to:

1. Correct and prevent deterioration within the business district.
2. Stimulate property reinvestment.
3. Promote economic growth.<sup>1</sup>

The SDG CIA Façade Program's goal is to support the improvement of facades of commercial buildings in the corridor to enact the SDG CIA goal of developing a thriving business district that includes strong, locally owned businesses.<sup>2</sup>

#### **Program**

The Façade Improvement Program is an incentive program created to encourage property owners and businesses to improve the exterior appearance of their buildings and storefronts by providing them with financial assistance through a fully funded grant for the **installation of a new street-facing façade or major enhancements to an existing street-facing façade.**

Approved projects are eligible for reimbursement of **100 percent** of the total façade project cost **up to \$10,000**. Projects with a total façade budget of **more than \$40,000** can be approved for **up to \$20,000**, and projects with a total facade budget of more than **\$85,000** can be approved for **up to \$30,000**.

Additionally, up to **\$5,000** is available per project for professional architectural planning.

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<sup>1</sup> South Division – Grandville Avenue Development plan & tax increment financing plan, page 3.

<sup>2</sup>South Division – Grandville Avenue Development plan & tax increment financing plan, page 4.

Applications will be reviewed by the appropriate committee appointed by the SDG CIA board and the committee will recommend projects to the SDG CIA board for approval. Applications will be evaluated to determine their ability to advance the goals of the Tax Increment Financing (TIF) and Development Plan, with a specific focus on commercial and industrial buildings.

The CIA will fund project elements and enhancements beyond what is required by the City of Grand Rapids, which are deemed publicly owned, including those elements outlined below.

Accessibility Enhancements for Persons of all Abilities

Crime Prevention Through Environmental Design (CPTED)

- Windows/Doors
- Outdoor Security Camera
- Façade Lighting

Signage and Communication

Awnings, Canopies, and Marquees

Exterior Paint

## **Requirements and Eligibility**

1. Property must be located within the **SDG CIA boundary**.
2. Property must contain an active commercial business or be undergoing renovations for the opening of a business **within six months**.
3. Applicants must be up to date on the **City of Grand Rapids taxes** or other **City fees** before receiving reimbursement;
4. The installation of a **new street-facing façade** or **major enhancement** to an existing street-facing façade.
5. The property should not be targeted for redevelopment.
6. General maintenance and upkeep of the existing exterior are **NOT** included in this program.
7. Businesses leasing space can apply with **written permission** from the property owner;
8. Project elements for which an applicant is seeking reimbursement must not have commenced construction at the time of application;
9. Project should not have received previous funding from the CIA, however, a building or site may be eligible for **multiple grants**;

10. Non-profits and higher learning institutions are **generally not eligible**; however, the CIA Board may choose to support a project at their sole discretion;
11. Funding shall be allocated **per project**.
12. Applications will be reviewed monthly on a **first come, first served** basis.
13. Funding will be rescinded **two (2) years** after the approval date.

## **Process**

1. The applicant applies with the **required attachments** (listed below) before the façade work begins.
  - Estimated project cost with contractor quotes for façade-specific improvements.
  - Renderings
  - Site plan and architectural drawings when requesting the additional design grant.
  - Photos of existing conditions.
  - Written permission from the owner is required for applications from someone other than the owner.
2. The committee reviews the application and recommends the application to SDG CIA for approval. The committee meets monthly.
3. The project is presented to the SDG-CIA board, and the board votes on project approval;
4. Agreement executed following SDG CIA board approval;
5. Façade project started and completed;
6. Itemized Receipts, proof of payment, and proof of project completion (after photos) provided by the applicant to the CIA board;
7. Reimbursement issued to the applicant.

On an annual basis, the SDG CIA board will review the Program Guidelines to determine if changes are required to meet the corridor's ever-evolving needs.

## **Questions?**

### **Contact:**

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