**2025 ~ Facade Grant Program**

**Release Date: Jan. 20th, 2025**

**Program Objective**

The City of White Cloud has established the Façade Grant Program to encourage private investment in the Central Business District and Commercial Business District. This program is designed to support the ongoing efforts to enhance and preserve the physical appearance and historic character of the buildings in these areas. By offering financial assistance, the city aims to stimulate and facilitate projects that may not have been pursued otherwise, ultimately contributing to the revitalization and long-term sustainability of the downtown and commercial zones.

**Program Description**

This program is a match grant opportunity for business owners in the City of White Cloud. This is a competitive grant program, where applicants will be matched 50% of total project cost up to $10,000. The façade program is funded by the City of White Cloud. Final decisions on funding will be determined by the Planning Commission. Final decisions cannot be appealed.

**Program Target Area**

The Façade Grant Program is primarily aimed at businesses located in the Central Business District, Commercial Business District, and Industrial District of White Cloud. However, businesses outside of these designated zones are still encouraged to apply and may be considered for funding.

**Eligible Applicants and Properties**

Applicants must either be the property owner or leaseholder of a property located within one of the three designated zoning districts to be eligible for the Façade Grant Program. If the applicant is a leaseholder, written permission from the property owner is required to apply.

Additionally, applicants must be current with all utility bills and property taxes owed to the City of White Cloud for the property listed in the application.

**Eligible Projects**

All grant-funded improvements must be permanent and fixed in type and/or nature. These improvements must also comply with all applicable State of Michigan and City of White Cloud codes, including zoning, building, and safety requirements.

Applicants are responsible for obtaining all necessary permits and paying any associated fees to ensure the project meets these regulatory standards.

**Eligible Projects include, but are not limited to:**

* Exterior brick or wall surface cleaning using gentlest means possible (no sandblasting).
* Re-pointing of brick mortar joints.
* Patching and painting of façade walls.
* Storefront Window and/or door repair or appropriate replacement.
* Cornice repair or appropriate replacement.
* Other exterior improvements of a historical or structural nature.

Any project type not listed must be approved by the Planning Commission.

**Ineligible project types include, but are not limited to:**

* Interior improvements
* Roof repair
* Signage
* Financing debt
* Property acquisition
* Building permits
* Legal fees
* Building additions
* Labor costs paid to owner/applicant or relatives of owner/applicant.

**Source of Funding:**

This program is funded by the Fremont Area Community Foundation.

**Funding Guideline:**

* Grants will match up to 50% of project costs, up to $10,000.
* Once a project is approved for funding, work must be completed and inspected within one year of the contract date or the award will be considered null and void.
* Following completion, a final inspection is required to check that the work done is the same as what was approved on the application.
* Any improvements that have been made through the Façade Grant Program must be maintained by the applicant and may not be removed or significantly altered for a period of five (5) years.
* Projects already started before the application process is complete will be ineligible for funding
* Approved Projects must keep all invoices and receipts to receive funding. Any expense that is not stated on an invoice or receipt will not be reimbursed.

**Application Process:**

1.) Complete the grant application and submit it to City Hall by **June 15, 2025**. All applications must include the following:

* Design plans for the proposed improvements.
* Estimated total project costs.
* Any quotes or bids from contractors.
* Photos of the building.
* A detailed description of the work to be done.
* Any other necessary supporting documents.

Make sure all required materials are included to ensure your application is complete and eligible for review.

2.) Applications will be reviewed by the Planning Commission. The final decision on which project(s) will be funded will be made at the **April** Planning Commission meeting. If selected applicants are not present at the meeting, they will be notified by phone and mail.

3.) All grantees are required to track the progress of their projects and retain invoices and other relevant documents necessary for tracking expenses. These records will be essential for the reimbursement process and ensuring compliance with program requirements.

4.) Following the completion of the project, grantees must submit "Before" and "After" photos of the improvements. Additionally, a final inspection may be conducted to verify that the work has been completed as described in the application and meets all program requirements.

5.) Once the project is completed, the applicant must submit copies of invoices, receipts, and an itemized statement of the total project cost, signed by the applicant. All documentation for payment must be submitted together to the City Manager for one payout.

After receiving and verifying the information, the City Manager will process the reimbursement and release the grant funds to the applicant. Please note, the grant is typically provided on a reimbursement basis, meaning funding will be issued after the work has been completed and all documentation is submitted.

*6.) Due to the costs and interest involved, we may consider providing a one-time advance payment for work, up to 50% of the grant award. If funding is provided prior to project completion, additional language will be included in the grant contract to outline the terms and conditions.*

*If the funds are not used for their intended purpose, or if required documentation, photos, and receipts are not submitted and approved, the property may be specially assessed by the City of White Cloud.*

*The City Manager has the authority to approve or deny advance payments on a case-by-case basis.*

**Program Amendment**

The Façade Grant Program may be amended at any time by the Planning Commission to better align the program with its intent, purpose, and scope. Any changes made will be designed to improve the effectiveness and administration of the program.

**Contact Information**

For Questions regarding the Façade Grant Program or application details, please email citymanager@cityofwhitecloud.org.

**White Cloud City Hall**

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