



Neligh Economic Development Office – 105 E 2nd St. – Neligh, Nebraska 68756 – p: 402-887-4447

Façade Grant Program

I. Program Overview

Statement of Purpose:

Improve commercial buildings with an active business by restoring, renovating, replacing, or reconstructing facades and signage.

Funding Mechanism:

A grant administered by the City of Neligh and funded by the Neligh Local Option Municipal Economic Development Act Funds (LB 840).

Grant Details:

- Available to active business owners within Neligh city limits.
- The maximum funding request is \$1,000, requiring a 50% match (e.g., a \$2,000 project requires a \$1,000 owner match and a \$1,000 grant).
- The City of Neligh must approve the request and design.
- Applications will be processed monthly until the funds are exhausted or the program is discontinued.

Eligible Expenses:

- New or updated signage
- New windows and doors
- Exterior Repairs to the façade
- Exterior paint

II. Program Guidelines

This program aims to restore, improve, or create historical architectural features on the facades of commercial buildings in the City of Neligh.

- A. The funds will be allocated on a competitive basis for up to 50% of the cost of improvements, not to exceed \$1,000.

- B. All storefronts shall be designed, constructed, and maintained to complement and accent the property's architectural features. All accessories, signs, and awnings shall harmonize with the building's overall character.
- C. All exterior color schemes shall accent the building and harmonize with the character of adjacent structures.
- D. Program funds may be used to perform general repairs.
- E. To qualify for funds, an application with appropriate conceptual plans and other documents must be submitted to the Neligh Economic Development Office (NEDO) by the first of each month for consideration at the respective board meetings. The economic development board will review the application on the second Monday of each month. Applications approved by the ED board will be presented to the City Council for final approval at its regular board meeting.
- F. The work proposed by the applicant shall be accompanied by at least one bid from an outside source to verify the costs are within reasonable parameters.
- G. The improvements must remain intact for a minimum of five years after completion. If the business receiving the façade grant changes or abandons itself before five years, the grant may be repaid. Business transition requests will be considered.
- H. Government entities and political subdivisions are ineligible to participate in the program.

III. Design Guidelines

For the benefit of the entire Neligh community, the façade improvement grant program encourages the improvement of facades within Neligh City limits to improve the business corridor through the restoration, renovation, replacement, or reconstruction of the Neligh business facades, as defined:

Façade shall mean the front (or side is located on a corner) exterior wall of a building exposed to public view from the building's exterior. This typically includes a visual impact with items such as awnings, windows, doors, and signage.

Restoration is the preferred treatment for building facades and improvements. Restoration most applies to buildings with little change to the building façade over time. This results in returning the façade to its original appearance using authentic materials and replicating missing or deteriorated components.

Renovation results in improvements that do not attempt to return the building to its original appearance. Improvements should be sensitive to historical details and materials and respect the building's remaining character.

Replacement of the façade is appropriate when most of the original façade is missing or has been significantly altered to make restoration or renovation impractical. Façade designs should select materials, dimensions, and architectural details similar or

compatible with surrounding buildings, such as façade height, window size and spacing, materials, and colors.

Reconstruction takes place when a building and its features no longer exist. With reconstruction, façade designs are created through new construction to replace, mimic, resemble, or accentuate historic preservation details.

General Repairs of facades are considered an eligible program expense, which may include sidewalk repair or replacement.

IV. Design and Document Approval Flow Chart

1. Contact the NEDO team.
2. Submit the completed application and conceptual sketches of planned improvements to the NEDO team. The sketches need only be conceptual, but they must show enough detail for the ED board and City Council.
3. The ED board will review the application for the proposed improvements on the second Monday of each month. The recommendation will be presented to the city council at the next regularly scheduled meeting if the application is approved. NEDO will communicate formal approval or denial to the applicant.
4. After the formal approval and completion of the required documentation are received, the project may be started according to the approved design. Any changes to the original design must have prior approval from NEDO's director. An exception can be made for new businesses, which may apply if completed within ninety days of the business opening.
5. When the project is complete, the applicant shall submit all relevant invoices to NEDO. NEDO will conduct a final review to ensure the project has been completed as proposed.
6. The City of Neligh disburses grant funds upon final inspection.
7. NEDO reviews façade and building improvements annually for five years to ensure that approved designs remain intact. If an applicant fails to maintain the improvements or abandons the building on which they were made, the applicant shall reimburse the city proportionately for the grant made based on the remainder of the five years.

V. Supporting Data Checklist

The following information shall be submitted with the application.

Façade and Structure Improvements:

- Provide a rendering of changes, including paint and awning colors where applicable
- Submit a detailed written estimate from a contractor and or subcontractor
- Submit a color photo of the existing structure

Signs:

- Provide a colored rendering of the design
- Include specifications, including details of the size of the sign
- Note how and where the signage will be attached to the building
- Submit a written estimate for the signage and installation if applicable
- Submit verification that the sign design and size comply with city codes

Paint:

- Provide samples of the selected colors
- If more than one color is selected, indicate where each color will be used
- Submit a written estimate from a paint contractor

Awnings:

- Provide information about the color and style of the awning selected
- Note where the awning will be placed on the building
- Submit detailed written estimates from a qualified contractor
- Submit verification that the design and size comply with city codes

Windows:

- Provide details on the windows being replaced or repaired
- Submit a detailed written estimate from a qualified contractor

Documents:

- Submit signed Hold Harmless Agreement (included in application)
- Submit a copy of the building permit if required
- If the business owner is not the property owner, the property owner's signature is required on the application for the improvement grant.

NEDO Office Use Only:

Work Element	Business Investment	Façade Match	Total
Painting			
Signage			
Other			
Other			
Total			

Activity	Date
Application Received	
Initial Meeting Date, Proof of Profit	
Application Referred to Committee	
Application Meeting with Committee	
Approval / Denial Date	
Applicant Informed	
Final Payout	
Check Number and Issue Date	

Façade Grant Application

Applicant: _____

Phone: _____ Email: _____

Business Name: _____

Business Owner: _____

Address: _____ City: _____ State: _____

Legal Description of Property: _____

Type of façade improvement planned (see Design Guidelines):

____ Restoration ____ Renovation ____ Replacement ____ Reconstruction ____ Repair

Signage improvement planned:

____ New ____ Alteration ____ Repair ____ Removal

Structural alterations: _____

Cosmetic alterations (i.e., moldings): _____

Painting (approximate sq. ft. area): _____

Specify other work not listed: _____

Total cost of project: \$ _____

Amount requested (not to exceed 50% of project cost or \$1,000): \$ _____

I hereby submit the attached plans, specifications, and color samples for the proposed project. I understand the City of Neligh must approve these. No work may begin until I have received written approval from NEDO. I understand the project must be completed within 180 days of approval, or supply documentation of the project delay to NEDO. If the city does not receive correspondence within the 180-day time frame, funds may be reallocated.

I agree to leave the completed project in its approved design and colors for five years after completion. If the design and improvements are changed or removed, or the business closes, I agree to pay back the funded amount.

Businesses sold or transitioned during the five-year grant forgiveness period will be subject to a prorated repayment of the grant award.

Signature of Property Owner

Signature of Business Owner

Printed Name and Title

Printed Name and Title

Date

Date