



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

Façade Grant Program

I. Program Overview

Statement of Purpose:

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

Funding Mechanism:

A grant program administered by the City of Neligh and funded by the Neligh Local Option Municipal Economic Development Act funds.

Grant Details:

- Available to active businesses owners within Neligh City limits.
- Maximum funding request is \$1,000 and requires a 50% match (ex. \$2,000 project is \$1,000 in owner-match and \$1,000 grant).
- Request and design must be approved by the City of Neligh.
- Applications will be processed monthly until funds are exhausted.

Grant Exclusions:

Businesses who participated in the Downtown Revitalization Grant Program within the last 2 years and received funding for a façade grant will not be eligible for the program.

Eligible Expenses:

- New signage
- New windows and or doors
- Exterior repairs to facade
- Exterior paint

II. Program Guidelines

The purpose of this program is to restore, improve or create historical architectural features to facades of commercial buildings within the City of Neligh.

- A. Funds shall be allocated on a competitive basis for a maximum 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 architectural features of the building. All accessories, signs and awnings shall likewise harmonize with the overall character of the building.
- C. All exterior color schemes shall accent the building, as well as harmonize with character of adjacent buildings.
- D. Program monies can be used to perform general repairs.
- E. To qualify for funds, an application with appropriate conceptual plans and other documents must be presented to the Economic Development office by the first of the month. The Economic Development Board will review the application on the second Monday of the month. Applications approved by the Economic Development Board will be presented to the City Council for final approval at their next regular meeting.
- F. The work proposed by the applicant shall be accompanied by at least one bid from an outside source to verify the cost are within reasonable parameters.
- G. Improvements must remain intact for a minimum of five years from the date of completion. Changes or abandonment of the business receiving the improvements prior to five years may trigger repayment of grant.
- 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 Program encourages the improvement of facades and buildings within Neligh City limits, to improve the business corridor through the restoration, renovation, replacement, or reconstruction of Neligh business facades, as defined:

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

Restoration is the preferred treatment for building facades and improvement. Restoration is most applicable to buildings where there has been very little change to the building façade over time. This results in the return of the façade to its original appearance using authentic materials and the replication of missing or deteriorated components.

Renovation results in improvements which do not attempt to return the building to its original appearance. Improvements made should be sensitive to historic details and materials and should respect whatever character remains.

Replacement of 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 that are similar or compatible to 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 period details.

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

IV. Design and Document Approval Flow Chart

1. Contact is first made with the Economic Development Office
2. Application shall be completed and submitted to the Economic Development Office, 105 E 2nd Street, along with conceptual planned improvements. Sketches of the planned improvements need only be conceptual but must show enough detail so the Economic Development Board can make comments and recommendations to the City Council.
3. The Economic Development Board will review the application regarding the proposed improvements on the second Monday of the month on applications received before the first of that month. If approved by the Board a recommendation will be presented to the City Council at the next regularly scheduled meeting. The ED Office will communicate formal approval/denial to the applicant.
4. After formal approval and completion of paperwork and documents, the project may be started according to approved design. Any changes to the original design must have prior approval of the Economic Development Director. An exception for new businesses may submit application after project is complete or underway within 90 days of business opening.
5. At project completion, the applicant shall submit all invoices to the City of Neligh Economic Development Office which will conduct a final review to ensure it has been completed as proposed.
6. The City of Neligh disburses grant funds upon final inspection.
7. The City of Neligh reviews façade and building improvements annually for a period of five years to ensure that approved designs remain intact. In the event that the applicant fails to maintain the improvements or abandons the building on which the improvements have been made the applicant shall reimburse the City on a proportionate basis for the grant made based on the years remaining in the five-year period.

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(s) from contractor and subcontractors
- Submit color photo of existing structure

Signs:

- Provide color rendering of the design chosen
- Include specifications as to the size and width of the sign
- Note how and where the sign will be hung on the building
- Submit a written estimate(s) from a sign company or qualified contractor
- Submit written verification that design, and size comply with city codes

Paint:

- Provide samples of the colors chosen
- Mark which color will be the body color and which will be accent colors
- Note where each color will be used
- Submit a written estimate from painter of your choice

Awnings:

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

Windows:

- Provide details on windows being replaced
- Submit a detailed written estimate from a qualified contractor
- Provide a copy of a recent energy audit, if available

Documents:

- Submit signed Hold Harmless Agreement (see attachment)
- Submit a copy of a building permit if required (exterior dimension changes, awnings, or signs)
- If applying as a business owner, provide written authorization from the property owner for the improvements

Façade Grant Application

Applicant Name: _____

Phone: _____ Email: _____

Business Name: _____

Business Owner: _____

Property Owner: _____

Property Address: _____

Property Legal Description: _____

Type of façade improvement planned (see Design Guidelines):

___ Restoration ___ Renovation ___ Replacement ___ Reconstruction ___ Repair

Signage improvement planned:

___ Removal ___ New ___ Alteration ___ Repair

Structural alterations: _____

Cosmetic alterations (i.e., moldings):

Painting (approximate sq. ft. area): _____

Specify other work (i.e., awnings):

Total cost of project: \$ _____

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

I hereby submit the attached plans, specifications, and color samples for the proposed project, and understand that these must be approved by the City of Neligh. No work may begin until I have received written approval from the City of Neligh. I further understand that there must be a signed contract with the contractor within 60 days of notification of award, and the project must be completed within 180 days of approval or documentation of project delay with ED Office. Grant funds will not be paid until the project is commenced. If the City has not received correspondence in that time frame, the funds will be reallocated. I agree to leave the completed project in its approved design and colors for a period of five (5) years from the date of completion. If changed before the end of five (5) years, I agree to pay back the funded amount.

Signature of Property Owner

Signature of Business Owner (if applicable)

Printed Name & Title of Property Owner

Printed Name & Title of Business Owner

Date

Date

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 | |
| Applicant meeting with committee | |
| Approval or Denial | |
| Applicant Informed | |
| Final payout | |