Commercial Business Facade Improvement Grant

Program Guidelines

**Preamble**

The Liberty Community Development Corporation (LCDC) is committed to preserving, improving and beautifying the City of Liberty. LCDC is pleased to offer a facade improvement grant program to help businesses make exterior improvements to their property. This program is designed to improve aesthetic qualities and promote or develop business enterprises in the City of Liberty.

**Areas Eligible For Participation**

All commercial businesses within the Liberty city limits are eligible to participate in the business façade improvement grant program.

**Program Guidelines**

* All applications are reviewed on a *first-come first-served* basis and approved subject to the availability of funding.
* Businesses must submit an application for assistance to the Liberty Community Development Corporation *prior* to beginning any exterior work in order to be eligible for this grant program. Applications must include, at a minimum, a written description of the project, a list of proposed improvements, the estimated cost of the proposed improvements, and photos showing the current condition of the exterior.
* All work must start within one-hundred and eighty (180) days of an application being approved and must be complete within one (1) year.
* Projects must have a *minimum estimated cost of $3,000* in order to be considered for the facade grant program.
* Applicants must receive at least two (2) bids of estimated construction costs.
* Businesses must comply with all applicable City Ordinances, Building Codes, and Americans with Disabilities Act Guidelines.
* Businesses must pull permits when required.
* Facade improvements should attempt to maintain the historic character of the building being improved.

**Maximum Award Amount**

All downtown facade improvement grants are awarded on a *reimbursement basis* only. Commercial businesses may be eligible for a grant equal to 50% of the cost of facade improvements or renovations, up to an amount not to exceed $20,000. Reimbursements will not be disbursed until *after completion* of the project.

**Eligibility**

All businesses located within the City Limits are eligible to participate in the facade improvement grant except the following:

* Businesses currently listed for sale;
* Businesses are eligible to receive multiple grants per year, as long as the total reimbursement does not exceed $20,000 per fiscal year;
* Businesses that are in arrears for property taxes, city fees or are in litigation with the City of Liberty;
* Owners that sell their business property within two (2) years of receiving a facade improvement grant will be required to repay their grant award upon closing
* Residential buildings (single family detached homes, etc.) are not eligible to participate in this program

Business owners who lease property, must have permission from the property owner to participate in the program.

**Eligible and Ineligible Expenses**

* Eligible expenses
  + Landscaping
  + Porches
  + Signage
  + Awnings or canopies
  + Windows
  + Doors
  + Facade improvements (painting, brick repair, etc.)
  + Exterior Lighting
  + Parking Lot or Sidewalk Improvements
  + Driveway (repairs must be concrete)
  + Professional or consulting fees associated with the facade renovation or improvement
* Ineligible expenses
  + Interior renovations
  + The purchase of equipment or machinery used in the business
  + Payroll expenses
  + New construction
  + Permitting Fees

**Approvals**

* All applications for assistance under this program must be approved by the Liberty Community Development Corporation (LCDC) Board of Directors.

**Contact Information**

* For more information, please contact the Assistant City Manager for Economic & Community Development at 936-334-7118 or [cjarmon@cityofliberty.org](mailto:cjarmon@cityofliberty.org).