



A Mississippi Non-Profit Corporation

Façade Grant Guidelines & Application

Adopted March 15, 2008

Amended February 27, 2017

The appearance of downtown is largely determined by the condition of its buildings. Because this appearance also forms the basis of the public's overall impression of downtown, the upgrading and preservation of downtown is crucial to the continued livelihood of Clinton. The Main Street Clinton, a Mississippi Non-Profit Corporation, Board of Directors would like to encourage participation in this grant program by Main Street Clinton District property owners.

I. PURPOSE

Provide financial and design assistance to property and/or business owners to promote façade renovation and preservation in the Main Street Clinton Districts.

Provide an attractive comfortable place to shop, work and socialize.

Preserve the unique and historical character of Olde Towne Clinton and the Clinton Boulevard area.

Attract new business to the Main Street Clinton Districts.

Encourage repairs and improvements using quality materials in the renovation.

II. ELIGIBILITY

Tenants or property owners must be located in the Main Street Clinton Program area (see designated boundaries on attached map).

All money will be disbursed on a first come first served basis. Priority will be given to projects that have a significant visual and economic impact on the surrounding streetscape and demonstrate dedication to the preservation of the historic integrity of the building.

Owners and tenants may request incentive grants separately, (tenant must have owner's written permission with the application).

Preference will be given to applicants who begin work **after** the grant is approved by the Design Committee. Work in progress or performed before a complete application is approved will be considered at the sole discretion of the Design Committee which serves as the Façade Grant Review Board. Projects completed over 90 days prior to application date will **not** be considered.

The following types of property are not eligible:

- Exclusively residential buildings

- Tax Exempt property
- Tax delinquent property
- Property in litigation, mediation, condemnation, or receivership
- Property with outstanding orders to correct building code violations, unless these are corrected as part of the project

In accordance with the guidelines and eligibility requirements noted above, the Main Street Clinton Board of Directors reserves the exclusive right to determine what is or is not an eligible improvement.

III. GUIDELINES

The intended use of the property shall follow the established plan for its area and/or shall further the goals of Main Street Clinton.

All plans must be submitted to the Main Street Clinton Façade Grant Review Board for approval. Work done in advance of this approval will be considered at the sole discretion of the Façade Grant Review Board.

Any design changes must be approved by the Façade Grant Review Board before work begins.

Renovations must conform to the City of Clinton's zoning ordinance and all state building codes. The Main Street Program's Design Committee may be available to provide free design assistance.

Construction must be completed within six (6) months from the date that the grant contract is signed. However, if Project will not be completed by the six-month deadline, the Applicant may apply to the Main Street Clinton Façade Grant Review Board for an extension. The extension will or will not be granted at the board's sole discretion. If work has not begun within the required six (6) months, the applicant must forfeit the grant and reapply.

Licensed contractors must perform all work on commercial structures.

Façade grant money may be used to pay for exterior physical property improvements and for signage (grants may not be used for general maintenance work). Qualifying projects are eligible for a 50/50 matching grant.

Upon receipt of a grant award, a building or project will be ineligible to receive a grant award for a period of two (2) years.

Plans must be consistent with the original or historic character of the building (suggested improvements include: exterior paint work, restoring the original materials and finish, new awnings, new signage).

Applicants in Olde Towne will be expected to refer to the Secretary of the Interior's Standards for Rehabilitation, and projects will be judged on whether the design is in compliance with those standards.

IV. APPLICATION PROCESS

The Applicant must discuss proposed plan with the Main Street Clinton Director and obtain application.

The Applicant must turn in the following:

- A complete application form.
- Photographs of the existing conditions.
- A design plan with representative drawings of the proposed improvements.
- Samples of materials and colors to be used.
- At least one (1) bid/proposal from a licensed contractor. This contractor may be of the Applicant's choosing, as long as the choice is acceptable to the Façade Grant Review Board.
- Any other documents necessary to demonstrate the impact of the project.

(The documents submitted are the property of Façade Grant Review Board and, with the exception of material samples, will not be returned to the applicant.)
- Letter of permission from property owner (if applicable) to make proposed renovations.
- Proposed completion date.

The Applicant must contact the City of Clinton's Community Development Department regarding regulations and permits for building alterations or signage.

If required, the Applicant must obtain approval from the City of Clinton's Architectural Review Board or the Clinton Historical Preservation Commission.

The Applicant must obtain a bid from a licensed contractor. This contractor may be of the Applicant's choosing, as long as the choice is acceptable to the Façade Grant Review Board. If the Applicant does not have a previous working relationship with a contractor, the Façade Grant Review Board strongly recommends receiving bids from more than one contractor to insure that the Applicant has a reasonable estimate of the cost of work to be completed.

The Applicant must meet with the Main Street Clinton Façade Grant Review Board to review renovation plans.

The Main Street Clinton Director will notify the Applicant that the Project has been accepted as outlined, accepted with described conditions and/or changes, or rejected. The Main Street Clinton Board of Directors expressly reserves the right to deny any application submitted by an applicant or to modify any award irrespective of any action taken by the Façade Grant Review Board.

Any deviation from the approved plans must be reviewed and approved by the Façade Grant Review Board prior to performing work. The Façade Grant Review Board reserves the right to deny payment if completed work is inconsistent with the contents of the original application or approved amendments.

A contract between the Applicant and the Main Street Clinton Program must be signed prior to beginning any work. If the Façade Grant Review Board, in its sole discretion, determines to consider an award for any work performed prior to the application (as described above), then the contract must be signed prior to disbursement of any funds.

V. DISBURSEMENT OF FUNDS

All grant monies will be retained pending completion of the Project and inspection by the Façade Grant Review Board. Work must be done in accordance with the signed agreement for payment to occur.

The Applicant must agree to hold the Main Street Clinton, a Mississippi Non-Profit Corporation, Board of Directors harmless for any defects in workmanship, liability, damages and other costs relative to this Project. Neither the Main Street Clinton Board of Directors nor the Main Street Clinton Director will be a party to negotiations between the Applicant and any contractor(s) employed by the Applicant.

VI. PROGRAM ADMINISTRATION

Contact:

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