

BANGOR TOWNSHIP DDA FACADE PROGRAM

The intent of this program is to improve the aesthetic appearance of businesses in Bangor Township which are within the Bangor Township DDA boundaries. The outcome is not only for the individual business, but for all the businesses and visitors to Bangor Township.

Program Goals:

- *Promote facade rehabilitation of commercial and mixed use buildings in the DDA district*
- *Complement other revitalization efforts, such as sidewalk and landscaping improvements.*
- *Promote an attractive environment for new investment and business activity.*

The Bangor DDA Facade Program is designed to incentivize property owners to undertake exterior improvements. A facade is defined as that part of a building visible from a public road. Front and side facades, masonry work, signage, lighting, painting and storefronts are all eligible improvements under this program.

A Facade Improvement Grant can be used for a variety of external building facade improvements. Some examples include highly visible storefront improvements, restoration of original historical windows, doors, and trim where possible, repair or replacement of windows, doors, and trim as part of a larger scope of work, cleaning and/or painting of wood surfaces, cleaning and/or repainting of surface brick and stone, exterior lighting, removal of "modernization" efforts and/or inappropriate non-historic alterations/additions, cleaning and/or replacement of facade siding, and wall improvements including visible side walls and murals.

Grants are available for up to 50% of eligible project costs on a first-come, first-serve basis as funding permits and based on community impact. Awarding of grants remains within the sole discretion of the of the Bangor DDA Board of Trustees.

Eligible Activities

- Marquees/ Business Signage (Restoration or Replacement)
- Exterior Lighting, Including Facade and Display Lighting
- Exterior Painting
- Exterior Windows & Doors replacement or repair
- Removal of Architectural Barriers
- Recessing / Reconfiguring Entrances
- Removal of Obsolete Elements
- Handicap Accessible Entrances and Ramps
- Replacement of cladding or renovation of existing cladding
- Other improvements which enhance the property

Ineligible Items / Property

- Signs for Leased property
- Normal maintenance items
- Property that has received other façade grant funding after 1/1/2020
- Property which has any payment to the Charter Township of Bangor in arrears

Qualification and Funding Guidelines

- The Facade Grant Program makes grants of up to \$10,000 available to property owners and business owners. The \$10,000 is available, in dollar for dollar matching funds, and is limited to exterior improvements and eligible activities.
- The property must be commercially zoned and must be located within the DDA boundaries.
- The Facade Program only applies to the renovation of existing Commercial property and is not intended for new construction or additions.
- All applications and cost estimates must be submitted for approval prior to the beginning of construction.
- Each grant application will be evaluated in terms of consistency with the facade program guidelines, the economic feasibility of the request, the availability of program funds and other review criteria as established by the Bangor DDA.
- All rehabilitation work must comply with all applicable Township codes, ordinances, and policies, including but limited to building code requirements, local ordinances (including historic district guidelines, where applicable) and established design standards for the designated area.
- Renovations must be completed within twelve months of the date of project approval (DDA Funding will be in the form of reimbursement to the Owner after Owner has paid in full the entire cost and furnished W-9 information).
- Self-performed labor is not eligible for reimbursement.
- The property owner's matching investment must be equal to or greater than the amount being requested on the program application.

Preliminary/Project Approval Process

A complete application must be submitted to the Charter Township of Bangor and must include the following:

- Photos, both print and electronic files, of the existing building elevations
- A completed application form
- Drawings of proposed improvements
- Written description of proposed improvements, including materials and colors, budget, and timeline.
- A Business Signage Plan if applicable
- An Exterior Lighting Plan if applicable

All required application materials must be received by April 30th, 2025. After review, the Bangor DDA will notify the applicant whether it requires any additional information to assist in its decision. Should the applicant be approved for the program, the Bangor DDA will issue a letter of approval. The 12-month timeline shall commence as of the date of this letter.

Reimbursement Protocol:

- The Bangor DDA shall be notified of completion of all work within a 12 month period.
- The applicant shall furnish documentation of the entire project cost including Labor, Materials, and Professional Design Services with invoices showing as having been paid.
- An IRS form W-9 must be submitted with the paid invoices.
- The applicant shall conduct a site visit with a representative from the Bangor DDA as well as the Bangor Township Building Official.

