

City of Adrian and Lenawee Now

Façade Grant Improvement Program
Effective: April 13, 2026

Façade Grant Application

Program Summary:

The Façade Grant Program has been established to encourage private investment in the downtown building stock, to enhance the overall physical appearance of downtown Adrian, and to maintain/restore some sense of the historical character of each building. With funding provided by Lenawee Now in partnership with the City of Adrian, the program will provide a financial grant to property owners for specific building improvements.

Program Rules:

- 1) Application forms will be available on line at www.lenaweenow.org
- 2) All proposed improvements must be approved before work is started. Work started prior to grant approval will not be eligible for funding.
- 3) The program is only for commercial buildings in existence at the time of the grant application and within downtown Adrian and immediately surrounding areas.
- 4) Participants must be current with the City of Adrian for real and personal property taxes for all properties owned by them in the City of Adrian. Participants also cannot be more than 30 days delinquent with their respective utility provider, such as water, electric and gas.
- 5) Each individual is allowed only one grant application per commercial building.
- 6) Improvements funded through this program must be on any exterior face of the building that is visible from any City Street, right-of-way, or parking lot. No interior work will be funded. Grant funds must be expended by 12-31-26.
- 7) Grant dollars are available for the following types of façade improvements:
 - a. Rehabilitation/restoration of building exterior (such as awnings, cornice work, outside lighting, and business signage)
 - b. Installation or replacement of appropriate windows and doors
 - c. Appropriate façade cleaning, painting, or tuck pointing (at gentlest means possible)
 - d. Masonry improvements, brick sand blasting, and brick replacement

Grant dollars will not cover architectural drawings.

- 8) A minimum of two cost estimates of the work to be done are required for this application. All work must be completed by a licensed contractor. Applications will not be approved when a qualified contractor is not involved.
- 9) Applications must be completed and signed by the building owner. Tenants of a commercial property may apply with the commercial property owner's written permission. The Façade Grant Committee will vet each application to ensure that they maintain the architectural and historical integrity of each building, the district, and other pertinent criteria. After vetting is complete, the Façade Grant Committee will then present reviewed applications to the DDA Board for approval.
- 10) Any changes to the scope of an originally approved façade grant application requires an amendment that needs to be vetted by the Façade Grant Committee. Once vetting is complete, the amended façade grant application will be forwarded to the Adrian DDA Board for approval.
- 11) Every effort will be made to determine the number, scope, and dollar amount of the approved applications at the DDA's Board meeting that follows the Façade Grant Committee's review of the application. The reason for this is to ensure that building owners know of the Board's decision in a timely manner.
- 12) The Façade Improvement Program is a grant program. Money will be distributed after the project is completed and upon presentation of satisfactory evidence of expenditure and/or billing.
- 13) Work must comply with all City of Adrian building and zoning codes. The Façade Grant Committee will verify that all funded work is completed before payment of the grant is made. Once a project is approved for funding, work must be completed and verified by 12-31-26 of the contract date or the grant funds will revert back to the funding pool.
- 14) The maximum grant, per applicant, is \$20,000. As the total program dollar amount is limited, the Façade Grant Committee reserves the right to amend an application based upon the availability of funds. However, under no circumstances will a grant exceed 50% of the total project cost.
- 15) During the administration of this program, the DDA shall not discriminate against anyone for any reason, including but not limited to race, gender, religion, ethnicity, or any other reason.
- 16) Upon project completion and Façade Grant distribution, the DDA will arrange a photo opportunity with the applicant at the building site. This photo will be

shared on the City of Adrian's and Lenawee Now media outlets to promote the program.

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- a. Building owner's name: _____
- b. Mailing address: _____
- c. Telephone number: _____
- d. Project address: _____

- e. Existing use of building: _____
- f. Will proposed project correspond with a change in building use? Circle one Y N
If yes, to what use? _____
- g. Project description (A rendering of the proposed improvements may be comprised of products used, color schemes, signage, dimensions, pictures, etc.) Attach additional sheets if necessary.

- h. Estimated project cost by project element (attach quotes from a minimum of two licensed contractors): _____
- i. Requested grant amount: _____
- j. Proposed projects start date: _____
- k. Proposed project completion date: _____

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The undersigned applicant affirms that:

- a. The information submitted is true and accurate to the best of my (our) knowledge.
- b. I (we) have read and understand the conditions of the Façade Improvement Program and agree to abide by its conditions and guidelines.

Signature of applicant(s):

Date: _____

Signature of applicant(s):

Date: _____

Signature of property owner (only if applicant is a tenant):

Date: _____

OFFICE USE ONLY

Submittal date: _____

Façade Grant Committee meeting date: _____

Façade Grant Committee action: _____

DDA Board meeting date: _____

DDA Board action: _____

Approved grant amount: _____

Façade Improvement Grant

CONTRACT

I (We) _____ have been approved to participate in the Façade Improvement Program, fiscal year(s) _____. The portion of my (our) building project for which I (we) have been approved to receive a grant will consist of

I (we) will complete all work by _____ and will not receive a grant until all work specified in this contract has been approved as authorized and meets all City of Adrian building and zoning codes and procedures.

I (we) have been approved for a grant of _____ once the above work is completed as approved, and understand that the contract is between myself, and Contractor, and grant funds will be paid directly to the Contractor.

Program Participant

Lenawee Now Representative

Date _____

Date _____

Witness _____

Witness _____

Date _____

Date _____