

Yes! *I'm interested in improving my property! What do I need to do next?*

HOW DO I APPLY?

We've tried to make improving your property as easy as possible. Here's how:

1. **Contact** the DDA Executive Director at (734) 261-2830 for all the details.
2. **Fill** out an application and choose an approved architect.
3. **Submit** application, design plans, and estimates to the DDA Executive Director.

WHAT HAPPENS NEXT?

The Executive Director will submit the application to the DDA Board for approval.

After the application has been reviewed, a letter of eligibility will be sent to the qualified applicant.

The Executive Director will guide the applicant every step of the way!

Façade Improvement Program



DOWNTOWN
DEVELOPMENT
AUTHORITY

29213 Ford Road
Garden City, Michigan 48135
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WHAT IS THE DDA FACADE IMPROVEMENT PROGRAM?

In 1996, the City of Garden City Downtown Development Authority established the Facade Improvement Program (FIP) to stimulate appropriate improvements to downtown commercial buildings and sites.

The DDA finds that the creation and maintenance of an attractive downtown is a public purpose that will be achieved in part through improvements to building facades. Downtown Garden City is pivotal to the economic health of the greater Garden City community because its condition, whether perceived or actual, plays such a large part in the impression people have of the area. Downtown Garden City is the focal point of the community and any neglect will create an image of a deteriorating economic base. As a result, potential businesses may be discouraged from locating in downtown Garden City and existing property owners may defer maintenance and reinvestment in the real estate.

The intent of the FIP is to strengthen the economic viability of downtown Garden City by providing financial incentives for improving the appearance of its buildings. The FIP provides an opportunity to preserve the architectural heritage of downtown Garden City and enhance the unique atmosphere that downtown Garden City provides to the greater Garden City

community. It is important to the aesthetic enhancement of downtown that building design treatments be compatible with each other. The DDA believes the best approach is through the preservation of a building's original architectural features.



HOW DOES THE PROGRAM WORK?

The Facade Improvement Program provides funds for improvements, (up to \$35,000 each facade) in the DDA District commercial property area*. The program begins in January and ends in December. Loans are made by the DDA at 0% interest for the first three years and ½ of the current prime interest rate for the remainder of the loan period. A facade easement will be obtained from the property owner. Complete details of the Facade Improvement Program will be given to each applicant.

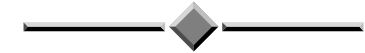
1. In addition, all applicants will receive architectural design services by qualified architectural firms provided and paid for by the Garden City DDA.

2. To insure that improvements are of high quality and architecturally appropriate for the building, all project plans will be reviewed by the Downtown Development Authority Board.

**waivers of the maximum loan amounts may be requested at the time of application.*

WHO IS ELIGIBLE?

Any commercial property owner or tenant within the Downtown Development Authority district may apply.



ELIGIBLE ACTIVITIES

Eligible improvements include, but are not limited to:

- Appropriate Cleaning
- Demolition of Inappropriate Facade
- Painting
- Window Repair and Installation
- Masonry Work
- Awnings
- Removal of Non-Compliant Signs
- Installation of Signs Consistent with Guidelines
- ADA Compliance

Ineligible improvements, unless in conjunction with eligible improvements included above are as follows:

- Roof Repairs
- Energy Conservation
- Normal Building Maintenance