



TOWN OF JOHNSTOWN DOWNTOWN FAÇADE GRANT PROGRAM

The program provides financial assistance for improvement projects to building façades in downtown Johnstown. The intent of the grant is to encourage the appropriate revitalization to as many private, commercial properties in the downtown as possible.

Program Goals:

- Preserve the special characteristics of downtown by helping owners make quality improvements that promote a sense of place.
- Complement other revitalization efforts in the downtown, such as sidewalk and landscape improvements.
- Promotion of an attractive environment to draw new investment and business activity.
- Encourage private investment in the downtown.

How the program works:

An applicant submits an improvements application which is reviewed by Town staff and Town Council. Grants will be subject to appropriation and awarded to eligible applicants until all funds are expended.

Eligibility is based upon on the following criteria:

- Improvements to the appearance of a building per the Johnstown Downtown Design Guidelines
- Creation of jobs
- Leveraging of additional economic activities
- Provision of needed services

Applications are submitted to the Town Planner. Town staff reviews the application for completeness prior to consideration by the Town Council. Applicants are responsible for obtaining all necessary permits and authorizations associated with the proposed work, including building permits. Town staff will be permitted to inspect the project to ensure conformance with the approved plans. The Town will not reimburse for work performed prior to the grant application approval. The Town will not contract to perform any of the work.

Eligible improvements:

Eligible improvements include hard costs associated with the physical rehabilitation of the property. Labor costs are eligible if the work is to be done by someone other than the applicant/owner. All renovation projects must meet the Downtown Johnstown Design Guidelines.

- Removal of false fronts and restoration of original storefronts;
- Repair of cornices, soffits and trim;
- Repair or replacement of windows and doors with compatible materials and design;
- Repair of façade materials;
- Repair and stabilization of foundations if related to façade improvements;
- Installation or replacement of gutters;
- Masonry repointing;
- Repair or replacement of roofing with historically appropriate materials;
- New signage;
- New awnings;
- Exterior painting (when part of a larger rehabilitation effort);
- Demolition of non-historic or incompatible elements;
- Alley entrances and façades, where the entrance is for public access.

NOTE: The grant program provides funds for façade improvements. It is not just an awning grant, etc. Funds will not be provided for one component of the façade renovation project if another component is architecturally inappropriate and not in compliance with the Downtown Design Guidelines.

Ineligible improvements include:

- Work undertaken due to normal wear and tear, including but not limited to: painting (unless part of a larger rehabilitation project), or roof replacement with asphalt shingles;
- Routine or periodic maintenance; such as cleaning, routine painting, minor repairs, redecorating or purely cosmetic changes that do not enhance the property's character;
- Soft costs and permit fees; such as appraisals, architectural, engineering or design fees, legal,



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accounting or realtor fees, loan fees, or sales and marketing;

- New additions or enlargements, except as required by building codes;
- Reimbursement for owner or self labor;
- Outbuildings;
- Skylights;
- Security features.

Program eligibility:

Any property owner or business tenant in the downtown may apply (refer to attached map). Tenant applicants must have the buildings owner's written approval. All applications must be submitted for approval *prior to construction*. Owners of vacant building shall be eligible if the owner's purpose is to rehabilitate the building to attract businesses. Expenses will be reimbursed in this case only after a business occupies the space and opens to the public. All real property taxes must be paid in full.

In order to qualify for the grant, proposed work must comply with the Johnstown Downtown Design Guidelines. Work must abide by all applicable Town codes, ordinances, and policies.

Work must fully follow the plans and renderings that are approved by the review committee. Rehabilitation work must be completed within 6 months of the date of project approval and an agreement to maintain the façade for a period of ten years must be signed by the applicant. Following completion of work the project will be reviewed by the Town Planner and Building Inspector. The applicant must submit proof of payment for work (typically in the form of a paid invoice and lien waivers) in order to receive reimbursement by the Town.

1. A maximum grant of \$10,000 per façade will be awarded.
2. Signs meeting the downtown design guidelines are eligible for a one-time façade grant of 50% of the project costs, up to \$1,000, in addition to the façade grant. Sign improvements that simply change the name of an existing business are not eligible.
3. Grants are funded for hard costs only. Soft costs, such as architectural design, town fees, etc. can be included in the ½ match, but are not eligible for grant funds.

The property owner of business must submit a complete application in order to qualify for funding.

Please include the following with the application:

1 original and 1 copy of the following:

- Application (Signature, Applicant identification Property owner identification Location / address of the property)
- Written project description
- Scaled design plan or drawings of proposed renovations
- Color photographs of the existing conditions of the eligible building, including the area for improvement
- Contractor and material cost estimates
- Matching fund verification
- Written permission from the building owner, if applicable

Grants are awarded on a 50/50 matching basis as follows: