

**GRAND RIVER CORRIDOR IMPROVEMENT AUTHORITY DISTRICT -
SITE IMPROVEMENT GRANT POLICY**

Intent of Policy:

The purpose of the Farmington Hills Grand River Corridor Improvement Authority Site Improvement Grant Program Policy is to set forth rules and requirements for distribution of limited grant funds to projects that most closely meet the objectives of the Grand River Corridor Improvement Authority District and the intent of the Site Improvement Grant Program.

Intent of the Site Improvement Program:

The intent of the Site Improvement Program is to strengthen the economic viability of the Grand River Corridor by providing grants for the improvement of the exterior of properties located within the Grand River Corridor Improvement Authority district. Eligible activities include:

1. Acquisition of adjacent property for expansion.
2. Improvements to bring property into compliance with the Americans with Disabilities Act.
3. Landscaping and hardscaping.
4. Exterior paint, façade, and
5. Lighting improvements.
6. Parking lot improvements, including resurfacing.
7. Building or business signage (monument, pole mounted and/or wall signage).

The following activities are not eligible for a grant: routine or deferred maintenance; repairs or improvements necessitated by code violations; working capital; work completed in-house or paid for in trade; or any improvements that are not permanently affixed to the structure or property. Exterior improvements intended to improve the overall appearance of the Property may be approved even if not permanently affixed subject to the discretion of the Board.

Eligibility:

To qualify for a Site Improvement Program Grant, applicants or projects must meet the following minimum requirements:

1. The property or business must be located within the Farmington Hills Grand River Corridor Improvement Authority district.
2. The property must be current on all taxes, assessments, utility charges, and other governmental fees.
3. The property may not have any outstanding code violations.
4. The property owner and/or tenant may not be involved in any pending litigation against the City of Farmington Hills
5. Applications will be reviewed on a case-by-case basis with additional focus on the applicant's business plan for the site.

6. New construction projects shall not be eligible unless it is an expansion of existing business or building.
7. The applicant must demonstrate that the proposed project meets the goals and objectives of the Authority.
8. All proposed improvements must be permanent fixtures of the building.
9. Ongoing maintenance projects are not eligible for a grant.
10. Completed improvements are not eligible for grant funds.
11. Grant applications shall be evaluated in accordance with the following criteria:
 - a. Compliance with City of Farmington Hills' ordinances and Master Plan;
 - b. Improvement to the visual appeal of the building and appearance of the streetscape of the property as a whole as determined in the sole discretion of the Authority;
 - c. Amount of financial investment by the applicant in the project;
 - d. The level of blight, if any, at the subject property.
 - e. Whether the property is adjacent to public space, which may include open space, green space, or a public plaza or park;
 - f. Whether the project proposes to improve multiple facades;
 - g. Whether the building is presently occupied or abandoned;

Rules:

1. Grant applications must be accompanied by a site plan, if required by the City for the proposed project, and if not required, a rendering showing the proposed improvements.
2. The maximum grant to be awarded to any individual tax parcel per fiscal year is \$30,000.00. A maximum of three (3) grants and/or \$90,000 in grants will be awarded each fiscal year by the Authority. The requested grant shall not exceed 50% of the total project cost. Property owners shall be eligible to apply for grants from the Authority not more than once every five (5) years.
3. All grants are subject to funding availability and are awarded following approval by the Grand River Corridor Authority Board.
4. Grantees shall be required to sign an agreement with the Authority setting forth the terms and conditions of the grant.
5. All work must comply with the City of Farmington Hills ordinances, zoning ordinance, building, fire, electrical, and mechanical codes, and design standards.
6. A pre-application meeting with the City's Economic Development Director is required prior to submission of a grant application.
7. Applications must be submitted to the Economic Development Director. Only complete applications will be considered.
8. Grants are paid out on a reimbursement basis, only. Grantee must provide receipts showing payment of projects costs complying with its grant application in order to be paid grant funds.
9. Once a grant agreement is signed, Grantee shall have one year to complete the project and submit receipts for reimbursement. An extension of this time may be allowed by the Authority for good cause shown, if requested and approved prior to the expiration of the one-year period.

10. Projects that do not comply with the site plan and/or rendering submitted with the grant application shall not be eligible for reimbursement from the Authority.
11. Any proposed changes to project approved for a grant which result in modifications to the plan or rendering on file with the Authority must be submitted to the Authority in advance to confirm continued eligibility for the grant.

Approved by the Grand River Corridor Improvement Authority: February 1, 2024