

required. No funds will be distributed prior to project completion (special circumstances may allow for up to \$3,000 toward progress payments).

Sign and Awning Program: A 50% grant (up to \$10,000) of actual costs associated with the fabrication and construction of replacement signage or new awnings. The new sign or awnings must meet the criteria of the façade improvement guidelines. The new sign must be designed by a certified design professional (i.e., graphic designer, architect), and comply with all municipal requirements.

### How does an eligible business get started?

1. Develop a façade improvement proposal that sets forth the scope of the project, total anticipated investment and time frame for completion. Be sure to include address of building, your name and complete contact information, including phone number and email address available.
2. Include any preliminary drawings that document or plan the project.
3. Send to:  
TIFA  
Façade Improvement Request  
City of Warren  
One City Square, 2<sup>nd</sup> Floor  
Warren, MI 48093

Telephone: (586) 574-4519  
E-mail: [Tbommarito@cityofwarren.org](mailto:Tbommarito@cityofwarren.org)

You will be contacted by a TIFA representative who will meet with you to discuss bringing the matter and request for assistance before the TIFA Board.

Project proposals require initial approval by TIFA and should include competing estimates.

**For more information:  
Please contact the TIFA Director  
by calling  
(586) 574-4519  
or  
E-mail:  
[Tbommarito@cityofwarren.org](mailto:Tbommarito@cityofwarren.org)**

### TIFA Members

Walter Hage, Chairman  
Hassen Charara  
Susan McHugh-Cilia  
Maher Waad  
Roy Gruenburg  
Mark Taylor  
Joseph Tringale  
Eric Hunter  
Ron Gerst



Mayor James R. Fouts

## **City of Warren Façade Improvement Program For Businesses**



**Special Grants Up to \$25,000**

.....  
**A Special Program  
Financed by  
The City of Warren  
Tax Increment  
Financing Authority  
(TIFA)**  
.....

# Questions and Answers About The TIFA Façade Improvement Program

## What exactly is the Façade Improvement Program?

The purpose of the Façade Improvement Program is to provide a framework and standard of quality for the buildings and infrastructure that make up the Tax Increment Finance Authority (TIFA) district (Van Dyke from 8 Mile to Stephens). Creating a visually coherent and consistent corridor through the quality and appearance of an exterior façade will attract new businesses as well as customers.

## What qualifies as a project?

There are three primary components of the typical façade improvement project:

- Storefronts/Windows/Awnings
- Entrances
- Signage

## What businesses are eligible?

The TIFA Façade Improvement Program is a grant designed to promote aesthetic enhancement to the Van Dyke Ave. Corridor between Eight Mile and Stephens.

## What are the eligibility requirements?

1. Available to property owners within the TIFA District boundary.
2. Commercial/Industrial tenants are eligible to apply with written approval from the property owners.

## What are eligible projects?

Include, but are not limited to:

- Masonry and other exterior repairs
- Sign Removal, repair, or replacement
- Repair to building exterior
- Exterior painting
- Special needs accessibility
- Accentuating existing architectural features through lighting, painting, restoration, or replacement of entrances, doors, windows, architectural details, or awnings.

## What are ineligible projects?

Items include, but not limited to:

- Interior Improvements
- Unapproved cleaning methods of exterior materials
- Unapproved repair/replacement methods
- Roofing
- Sidewalks
- Signs which are not part of a larger project

## What is the criteria for selection?

Removal of blight and positive impact on neighborhood: degree to which the proposed project upgrades or eliminates substandard building or non-conforming features.



## Streetscape Aesthetics and Functionality

Degree to which the proposed project enhances the streetscape, including the addition or enhancement of display windows, doors, awnings, handicapped accessibility and architectural amenities, and the extent to which the proposed project would improve the aesthetic appearance of the streetscape through the use of architectural materials, color, landscaping and other features.

## Year Constructed, Historic Preservation and Materials

Degree to which the proposed project promotes historic preservation, adaptive re-use of historic structures or features, architecture, materials, landscaping, and other visually pleasing and physical amenities.

## What are the specifics about the grants?

One or more of these incentives may be available for eligible projects:

**Architectural Assistance:** A 50% grant (up to \$2,500) of actual costs associated with façade design, contingent upon the applicant complying with approved architectural drawings and completion of the project. All concept drawings and specifications must be approved in advance by TIFA.

**Property Improvement Grant:** A 50% grant (up to \$15,000) of actual costs of buildings and/or related exterior rehabilitation costs. Concept drawings created by a licensed architect may be **(continued on other side)**