



## **Downtown Facade Grant Application Packet Jan 1<sup>st</sup> 2026 – Nov 30<sup>th</sup> 2026**

### **Program Rules and Process**

#### **Program Goals**

The goal of the Downtown Facade Grant Program is to encourage historically appropriate facade improvements to existing buildings downtown. Improvements should promote business success while preserving the unique historical characteristics of each building.

- Preserve historic buildings
- Maintain a high level of exterior upkeep
- Enhance pedestrian safety by improving facades in zero-setback areas
- Promote commercial vitality and increase economic activity
- Maintain or improve property values and add to the tax base
- Enhance overall community attractiveness

#### **Eligible Applicants**

The applicant can be either the property owner or the tenant of a building that is at least 75 years old and is located within the central business district.

*\*Both the applicant and the owner must sign the application form\**

#### **Non-Eligible Buildings**

Owners or tenants of buildings who have one of the following special circumstances are not eligible to apply until the situation is resolved, if applicable:

- Properties and buildings that have special assessments, real estate taxes or personal property taxes that are delinquent
- Property with outstanding code violation orders, unless these are corrected as part of the project
- Property or buildings in litigation, mediation, condemnation, or receivership
- Exclusively residential property
- Tax exempt property
- Buildings that are less than 75 years old
- Buildings outside the central business district

#### **Eligible Activities**

The work paid for by the grant funds or applicant's matching funds can take place on either the front or rear façade of the building or on an exterior side facade open to a common space or public right-of-way and must be visible to the public. The building must be at least 75 years old and located within the central business district. The types of work that may be funded include, but are not limited to, the following:

- |  |                  |
|--|------------------|
| • Masonry repair/Tuck pointing                                 | • Carpentry work |
| • Exterior lighting attached to building                       | • Cornice repair |
| • Window and door repair ( <i>no tinted windows or doors</i> ) | • Painting       |

- Other exterior improvements visible to the public

*\*All projects are considered at the discretion of the committee\**

### **Non-Eligible Activities**

- Roof repairs/replacement not related to an exterior facade improvement
- Structural work to foundations or walls, security systems, non-permanent fixtures, interior window coverings, security bars, and barbed wire fencing
- Purchase of property and/or building
- Construction of a new building
- Demolition
- Fixtures, furnishings, and equipment
- Inventory
- Design costs
- Exterior furniture
- Tinted windows or doors
- Signs – See Sign & Awning Grant
- Awnings – See Sign & Awning Grant
- Work started or completed before a Notice to Proceed is issued by Warrensburg Main Street for this grant program

### **Program Funding:**

A total of **\$5,000** in grant funding is available for this grant cycle. Funds will be awarded at the discretion of the Downtown Facade Grant Committee and may be distributed in varying amounts to support the greatest number of eligible projects.

1. The minimum grant award will be \$500 and the maximum grant award could be \$5,000.
2. A grant project that meets the Secretary of Interior's Standards will require a 25% private match. For instance, \$500 in grant funds will require \$125 in private funds.
3. A grant project that does not meet the Secretary of Interior's Standards will require a 50% private match. For instance, \$1,000 in grant funds will require \$500 in private funds.
4. **One grant** per cycle (January 1, 2026 to November 30, 2026) may be awarded per property. A property is considered any individual platted lot or tract of land described by metes and bounds.
5. Any work done prior to a Notice to Proceed being issued by Warrensburg Main Street is not eligible for funding.
6. Grant funds and the required private matching funds are to be spent for actual owner-paid, direct expenses approved by the grant committee such as purchasing materials and paying a contractor.
7. All contractors performing work associated with a Facade Grant must have a current City of Warrensburg business license. Business Licenses may be obtained from the City Collector Carey West at City Hall by calling 660-747-9131 or online at [www.warrensburg-mo.com/186/Business-Licenses](http://www.warrensburg-mo.com/186/Business-Licenses):
8. Applications will be evaluated on a competitive basis. Funding is limited and the amount awarded for a project is at the discretion of the Facade Grant Committee.
9. Applicants that have received a Facade Grant in previous cycles may have to sit one year out if there are an abundance of applications in any given year.
10. Information on the Secretary of Interior's standards is available at [http://www.nps.gov/hps/tps/standguide/rehab/rehab\\_index.htm](http://www.nps.gov/hps/tps/standguide/rehab/rehab_index.htm)

11. Applications will be scored based upon the following criteria.
  - a) Use of Johnson County labor or materials purchased in Warrensburg.
  - b) Whether or not the applicant is a first time applicant.
  - c) Projects producing the most visible facade changes and having maximum impact.

### **Application and Payment Process**

1. Complete and submit the application form and attachments to Warrensburg Main Street between January 1<sup>st</sup> 2026 and 5:00 p.m. CST January 31<sup>st</sup> 2026. Application received prior to January 1<sup>st</sup> 2026 or after 5:00 p.m. CST January 31<sup>st</sup> 2026 will be returned and not considered. Applications can be delivered to Warrensburg Main Street (125C N Holden St, Warrensburg MO 64093) or they may be emailed to [director@warrensburgmainstreet.org](mailto:director@warrensburgmainstreet.org) prior to 5:00 p.m. CST January 31<sup>st</sup>, 2026. The email subject line must read **FACADE GRANT APPLICATION**.
2. An applicant has the burden to establish that their submission has been received by the deadline. It is the proposer's sole responsibility to verify receipt of the proposal by Warrensburg Main Street.
3. Applicants will be asked to attend an in-person, telephone, or zoom meeting to answer questions and discuss the grant project with the Facade Grant Committee.
4. Warrensburg Main Street will issue a Notice of Award to successful applicants. Successful applicants will have 100 days from the Notice of Award to show progress and commence work.
5. Warrensburg Main Street will then issue a Notice to Proceed which will include the amount of grant funds awarded and the amount of matching funds required. Applicants can begin work and incurring expenses towards the grant project once a Notice to Proceed is issued.
6. Applicant will complete the work at their own expense.
7. Awarded grant funds for projects that have not started by May 15, 2026 will be terminated and reallocated through a second grant cycle to open in June 2026.
8. All work must be completed by November 1<sup>st</sup>, 2026.
9. The applicant will then submit 1) "after" photographs of the completed work and 2) copies of paid invoices to prove how the grant money and match money was spent to Warrensburg Main Street by November 1<sup>st</sup>, 2026.
10. Once the completed work has been approved by the facade grant committee, Warrensburg Main Street will pay the applicant the awarded grant amount within 30 days.

### **Grant Committee**

The grant committee will consist of the Warrensburg Main Street Executive Director, the Warrensburg Main Street Design Chair, one representative from the Historic Preservation Commission, and two representatives from the Warrensburg Main Street Design Committee.