Conyers Downtown Development Authority
Façade Grant Program

Purpose: The Conyers Downtown Development Authority Façade Grant Program is designed for the beautification and restoration of storefronts and facades in order to promote pleasing aesthetics, economic growth and vitality within the Conyers Historic District (also the Downtown District). The Façade Grant Program provides an incentive for property owners to rehabilitate and enhance awnings, signage and painting of buildings in the Historic District. It is the intent of the Conyers Downtown Development Authority that by awarding grants through the Façade Grant Program, it will stimulate and attract new investors, businesses and residents to the Olde Town Conyers community.

Eligibility: Properties must be located within the legal boundaries of the Conyers Historic District (see attachment). The program is open to both owners and tenants; however, the owner must sign the Conyers Downtown Development Authority Façade Grant Agreement.

Program Requirements: Applicants will be required to complete and submit an application form. The following program guidelines also apply:

1. Applicants must complete the attached grant application and submit to the Conyers Downtown Development Authority before proposed grant application work commences.
2. Program matching funds will be allocated at a maximum of $3,000 of the total project cost per project for eligible properties.
3. Applicant must provide proof that all property taxes are current and that the subject property is properly insured.
4. The Conyers Downtown Development Authority will administer grants on a calendar year basis not to exceed $12,000, or as funds are available. The Conyers Downtown Development Authority will make final determinations on individual project eligibility and can reject any application based upon required insufficient program funds.
5. All required municipal or governmental permits must be obtained prior to construction beginning.
6. Funds will be provided upon completion of work and payment of all funds due for work must be paid in full. Executed contracts and/or contractor invoices and cancelled checks must be presented prior to disbursement of program funds. An inspection by a member or members of the Conyers Downtown Development Authority will be conducted prior to funds being awarded.
7. Construction must commence within 60 days of approval for funding and be completed within 120 days after construction start date. Requests for time extensions must be submitted in writing and will only be approved upon the express written consent of the Conyers Downtown Development Authority.
8. Program funding is only allowed once per business premises.
9. Applicant must agree to abide by the items outlined in the General Design Guidelines.

General Design Guidelines:

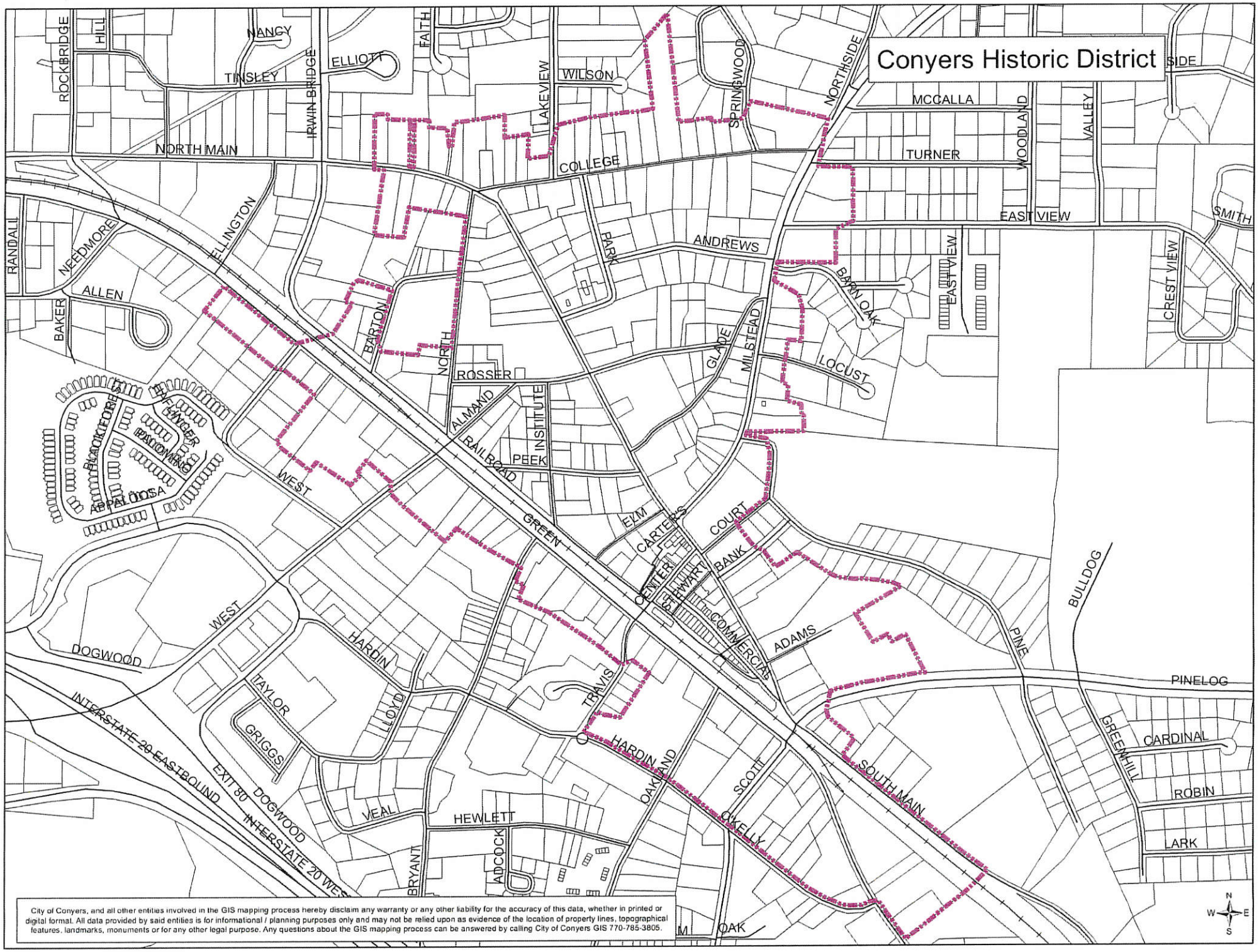
1. The criteria for the Conyers Downtown Development Authority will be based on the Secretary of the Interior's Standards for Rehabilitation and the City of Conyers Design Guidelines, a copy of which is on file in the office of Planning and Inspection Services and available at conyersga.com. City of Conyers Downtown District regulations must be followed and the Historic Preservation Commission must approve projects as specified by the ordinance prior to the Conyers Downtown Development Authority Board's consideration of the project.
2. Changes to the façade of the buildings will not remove, alter, damage, or cover up significant architectural features of the building which are original or which reflect a major alteration that is itself architecturally coherent, or which help create a unified and attractive appearance to the building.
3. Changes to the façade of buildings will either: 1) partially or fully restore the appearance of the building based on actual evident, including photographs, written documentation, data on the building or site other data, or 2) represent a modern treatment which blends into and is compatible with the building and adjoining buildings.
4. In general, the Conyers Downtown Development Authority will encourage repair and preservation of existing features of facades, unless alterations to these facades have resulted in an incoherent, unattractive or inharmonious appearance. While encouraging correction or such alterations, the Conyers Downtown Development Authority Board will advocate minimal alterations of harmonious features.
5. For facades which have previously been substantially altered and for which a modern treatment is chosen, such a treatment will conform with the features, materials, rhythms, color and general appearance of the building and those adjoining, particularly if the building is one in a row of buildings with identical or similar design features.
6. Paint colors will either be based on original colors obtained from paint samples on the buildings, or be approved colors found in the paint palette for the Downtown District. Trim colors, also from approved colors found in the paint palette for the Downtown District, which highlight building details, will be encouraged.
7. The size, color and shape of a sign should complement the building and add to the historic flavor of the area. All signage should comply with Downtown District regulations found on conyersga.com (Title 8 Planning and Development/Chapter 7/Section 8-7-41). The Historic Preservation Commission must approve signage prior to project consideration by the Conyers Downtown Development Authority Board.
8. The surface cleaning of the structures will be undertaken with the gentlest means possible. Cleaning methods that damage the historic building materials—particularly sandblasting—shall not be undertaken.

Application and Selection Process: Applications may be obtained in person at the Conyers Welcome Center, 901 Railroad Street, Conyers, Georgia 30012. Following completion and submission of the application, the project will be presented to the Conyers Downtown Development Authority for approval. The Conyers Downtown Development Authority will meet as needed (not more than once per month) to provide input, make suggestions to the scope of work and approve or deny individual projects. Upon approval of the Conyers Downtown Development Authority Board of Directors at a regularly scheduled monthly meeting, the grant application will be executed and the project can proceed.

***NOTE**: The Conyers Downtown Development Authority shall be held harmless for any disputes that may arise under any contracts between the applicant and contractor.*

Rights Reserved: The Conyers Downtown Development Authority reserves the right to reject any application. The specific program guidelines herein are subject to revision or amendment by the Conyers Downtown Development Authority Board of Directors. The Conyers Downtown Development Authority may discontinue this program at any time, subject to the availability of program funding.

Conyers Historic District



City of Conyers, and all other entities involved in the GIS mapping process hereby disclaim any warranty or any other liability for the accuracy of this data, whether in printed or digital format. All data provided by said entities is for informational / planning purposes only and may not be relied upon as evidence of the location of property lines, topographical features, landmarks, monuments or for any other legal purpose. Any questions about the GIS mapping process can be answered by calling City of Conyers GIS 770-785-3805.

Conyers Downtown Development Authority
Façade Grant Program Application Form

1. Applicant Information

Name: _____

Business Name: _____

Home Address: _____

Cell Phone: _____ Business/Home Phone: _____

Email Address: _____

2. Project Information

Building Location: _____

Business(es) Located in Building: _____

Type of Business: _____ Building Age: _____

Owner on Record: _____

If Leased: Lease Expires _____

3. Project Description

Describe in detail the proposed scope of work, including the contractor selected to perform the work. Use separate sheet if necessary.

_____

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_____

Anticipated Construction Start Date: _____

Anticipated Construction Completion Date: _____

Total Project Cost: _____

4. **Other Required Documentation to be submitted with Application**

A. Contractor quotes/bid for total project
B. Photographs of proposed project site
C. Renderings of façade or signage
D. Proof of property and liability insurance

_____ _____

Signature of applicant Date