



ARPA INCENTIVE GRANT PROGRAM Balconies, Awnings, Façade Stabilization

APPLICATION & GUIDELINES

The purpose of this Incentive Grant Program (“the program”) is to incentivize investment and overall revitalization within the Historic Downtown Natchez Main Street District by reconstructing original balconies, installing awnings, and stabilizing facades.

- Application Deadline: **Friday, August 2, 2024, 5:00 PM**
- Funding is allocated from an American Rescue Plan Act (ARPA) grant awarded to the Downtown Natchez Alliance (DNA) via Mississippi Main Street Association (MMSA).
- DNA’s program may fund up to 75 percent of approved project costs.

PROJECT GUIDELINES

A. Objectives

1. Transform downtown sidewalks from utilitarian pathways to vibrant public gathering spaces through balcony and awning projects that create welcoming streetscapes with shade, seating, and weather protection to attract social/commercial activity, tourism, and downtown living.
2. Extend the life of historic downtown buildings via façade renovations for purposes of structural stabilization, masonry stabilization, waterproofing, window restoration/repair, professional rehabilitation, and/or paint.
3. Promote downtown living through balcony, awning, and façade projects that are tied to the development of upper floors for long-term residential living to bring and keep residents downtown.

B. Eligible Projects

1. Recreation or repair of original balconies
2. Installation or repair of awnings
3. Façade renovations that are a) tied to the development of upper floors to promote long-term residential, such as renovation of upper floor windows, or b) to extend the life of historic downtown buildings via structural or masonry stabilization, waterproofing, door or window restoration, professional rehabilitation, and/or paint.
4. The property must be in the Historic Downtown Natchez Main Street District, as approved by the Mississippi Main Street Association. (See Map)

C. Eligible Applicants

1. The applicant must be the owner of the property, or a tenant who can provide a notarized Authorization for Work from the property owner
2. Property must be privately owned. Government-owned properties or tenants in government owned properties are not eligible.
3. Applicant must a) be in good standing with the City (no unpaid taxes, Municipal Code Compliance outstanding citation on any property of applicant, outstanding defaults on any City contract, or previous uncured grant defaults or noncompliance); b) have no outstanding liens or violations; c) not be engaged in an active lawsuit with or have an unresolved claim from or against the City or its agencies that is related to the property from which the grant is sought or other similar rehabilitation grants.

CI. Application Procedure and Deadline

1. Download a PDF of application at www.NatchezDNA.org .
2. The completed application and all required documentation must be received by the application deadline of **Friday, August 2, 2024, 5:00 PM.** (See attached Supporting Documents – Application Checklist.)
3. Please delivery of **one (1) hard copy or email** to

Kevin L. Miers
Downtown Director
Downtown Natchez Alliance
101 N. Commerce Street
Natchez MS 39120
director@NatchezDNA.org

Questions ? Contact Kevin Miers at (601) 392-6915; director@NatchezDNA.org

E. Project Selection

1. Completed applications will be reviewed and scored by DNA's Design Review Team, in consultation with the project architect, using the following criteria:
 - a. Visibility of project and overall positive transformational impact on downtown
 - b. Potential to create welcoming streetscape and micro public gathering spaces
 - c. Contribution to preservation of historic downtown buildings
 - d. Promotes downtown living/long term residential opportunities
 - e. Owner Investment
 1. Total investment by owner
 2. Applicant/owner's capability to complete project
 3. Additional work beyond scope of grant to be performed by owner
2. The Design Review Team will recommend whether a grant should be awarded, and the appropriate amount based on the application's review score, with final approval to be determined by the DNA board.

F. Project Funding and Procedure

1. The program may fund up to 75 percent of approved project costs.
2. The level of grant funding will be determined on a case-by-case basis, depending on the number of projects awarded, the amount of funds available, and the application's review score.
3. Once a project is approved and accepted, an agreement must be signed between the successful applicant and DNA, outlining the details of the project, including funding guidelines, establishment of an escrow account, the federal procurement procedure to secure an architect, contractor, and/or vendor.

G. Escrow Account

1. The applicant/owner agrees to deposit his or her share of the estimated cost of the project into an escrow account, managed by an escrow agent chosen by DNA.
2. Contractors on the project will be paid by the escrow agent from the escrow account in accordance with contract terms.

H. Procurement of Services

1. Once the Agreement is executed and the escrow account is established, the project architect will complete the design in consultation with the owner.
2. Before further procurement begins, designs must be approved by the Historic Preservation Commission; and a permit must be issued by the city.
3. Next, DNA and the project architect will follow federal procurement guidelines to secure qualified contractors, subcontractors, and vendors, as necessary.
4. No work may proceed, and no materials may be ordered until DNA has completed the procurement process.
5. All contractor services must be procured no later than December 31, 2024.
6. The project must be completed no later than December 31, 2026.

Questions?

Contact Downtown Director Kevin Miers at (601) 392-6915

Email: director@NatchezDNA.org



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APPLICATION FORM

Applicant Name: _____

Business Name: _____

Project Property Address: _____

Applicant's Phone Number: _____

Applicant's Email: _____

Applicant's Physical Mailing Address: _____

1. Type of Façade improvement planned. Check all that apply.

- Balcony- -Awning- -Façade-

2. Describe the planned project. Please attach a typewritten description.

3. How will the improvements achieve the program objectives outlined in Part A of the guidelines? Please attach a typewritten description.

4. Describe any additional work you plan to execute on the building before December 2026, whether related or unrelated to the current project, and state the estimated cost of the work. Please attach a typewritten description.

5. Project Cost:

- Estimated Total Cost of Eligible Project \$_____
Estimated Amount Requested: [] \$_____ (Max is 75% of total eligible project cost)
Estimated Amount Committed by Owner \$_____ (Minimum is 25% of total project cost):

6. Please attach Supporting Documentation Checklist and all materials noted therein.

I understand that all plans must be approved by the Downtown Natchez Alliance Board and the city's Historic Preservation Commission.

I understand that no work can begin until the Downtown Natchez Alliance has signed off in writing on the project readiness.

I further understand that the project must be completed no later than December 31, 2026.

I agree to leave the completed project in the approved design and colors for five (5) years from the date of completion.

Print Applicant Name: _____

Signature of Applicant: _____ **Date** _____

Property Owner Authorization (if not the applicant)

I hereby authorize my tenant _____ to execute this application on my behalf and to consult with the DNA Design Team and Project Architect to determine the scope and cost of the project.

Print Property Owner Name: _____

Signature of Property Owner: _____ **Date** _____



SUPPORTING DOCUMENTATION

Checklist for Applicants

Please submit this checklist as part of your application.

ALL APPLICANTS

1. Balcony, Awning, & Façade Incentive Grant Program Application Form
2. Current Pictures of Building (include as many as needed to convey project scope)
3. Historic Pictures of Building if relevant to project scope
4. Property Owner Authorization to work (if not the applicant)
5. Written estimate of work to be completed
6. Estimate of any additional work planned for the building that will be completed by December 2026, even if unrelated to current project, especially plans to renovate second floor for residential living.

BALCONY

1. Provide a rendering of the design chosen
2. Provide schematic plan and elevations with overall dimensions.

AWNINGS

1. Provide information about color and style of awning chosen
2. Note where awning will be placed on building
3. Provide schematic plan and elevations with overall dimensions of awning.

FAÇADE STABILIZATION/RESTORATION

1. Provide a rendering of major changes, including paint and awning colors where applicable
2. Provide schematic plan and elevations with overall dimensions.

PAINT

1. Provide samples of the colors chosen
2. Mark which color will be body color, and which will be accent colors
3. Note where each color will be used

Questions?

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**Historic Downtown Natchez
Main Street District Boundaries**

