



City of Mascoutah

Façade Improvement Grant Program

TIF 2B Redevelopment Area

To be formally considered for a grant request, an application must be completed and submitted to the **Assistant City Manager located at City Hall, 3 West Main Street, Mascoutah, IL 62258**. Applications can be obtained at City Hall, the City's website www.mascoutah.org or by calling the Administration Office at 618-566-2964 x122.



City of Mascoutah
Assistant City Manager
3 West Main Street
Mascoutah, IL 62258
618-566-2964



City of Mascoutah Façade Improvement Grant Program (TIF 2B)

The Façade Improvement Grant Program provides financial assistance to property owners or tenants seeking to renovate or enhance commercial building exteriors within the Tax Increment Financing (TIF) 2B Redevelopment Area. The TIF 2B Redevelopment Area is shown on the City's Zoning Map and is available on the City's web site at www.mascoutah.org.

The grant program provides a 50-50 matching grant for facades. Grants awarded under this program shall be a minimum of \$2,500, maximum \$10,000, per building. The applicant is expected to match or exceed any awarded program funding through contribution of his or her own capital to the total project cost. (Example: If grant award is \$2,500 then applicant would also have to spend a minimum of \$2,500 for a total project cost of \$5,000) Grant monies will be distributed after a project is completed and the following documentation has been submitted:

- a) Photos showing completed work.
- b) All invoices and receipts supporting project costs and accounting records validating payment.

Improvements must be initiated within 4 months and completed within 6 months of grant approval date. Grant funds shall only be used for exterior repairs and renovations on commercial storefronts and facades which front on public streets, alleys or parking areas.

All taxable commercial properties located within the TIF 2B Redevelopment Area are eligible for this program. Single and multi-family and tax-exempt properties are not being considered for the program at this time. Mixed-use properties will be considered, however 50% or more of a building's floor space must be devoted to commercial use to be eligible. An applicant can apply every two years.

Questions?

Contact :

Kari Speir
Assistant City Manager
618-566-2964 x122

Eligible items include, but are not limited to:

- Façade repair or rehabilitation
- Door and window repair/replacement
- Exterior painting
- Awnings/canopies (without signage and/or advertising)
- Exterior building or storefront lighting
- Tuck pointing and masonry repair
- ADA compliance
- Other items that are viewed as necessary or complimentary to the property's exterior renovation as accepted by the City of Mascoutah

*Ineligible expenses: roofing repairs, signage, construction of all new buildings, purchase of property or buildings; improvements not approved by the City of Mascoutah.