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Facade Improvement Program

The Monahans Economic Development Corporation Façade Improvement Program is designed to assist property owners and existing business owners in enhancing and improving the exterior appearance of their buildings. The program aims to encourage investment and promote revitalization in Monahans' commercial areas, ultimately improving the city's overall economic vitality.

Façade refers to the visible exterior surfaces and architectural features of a building that faces a public street, sidewalk or other public space. It includes elements that contribute to the building's appearance, such as walls, windows, doors, storefronts, awnings, signage, trim masonry, decorative features, lighting and exterior finishes. The purpose of façade improvements is to enhance the visual appeal, functionality and character of the building while preserving or improving its architectural integrity.

Project Overview

The Façade Improvement Program provides a matching reimbursement grant of up to fifty percent (50%) of eligible project costs, not to exceed twenty five thousand dollars (\$25,000) per property. Applicants are required to contribute a minimum of fifty percent (50%) of the total eligible project cost. Open period to submit an applications is October 1 to April 10th of every year.

Criteria Eligible

To participate in the program, applicants must meet the following requirements:

1. The property must be located within the Monahans city limits.
2. The applicant must be the legal property owner or a commercial tenant with written owner consent.
3. The property must be used for commercial purposes.
4. The applicant must be current on all municipal taxes and utility accounts.
5. The property must have no outstanding city code enforcement liens or unresolved violations.
6. The applicant must comply with all state, local, and zoning regulations.
7. The applicant's business must be listed as "active" on the Texas Comptroller's Sales Taxpayer online portal or submit a letter stating how the business contributes to the local community/economy.
8. The property must not have received more than \$25,000 from the Façade Improvement Program in the last two (2) years.

Design Principles & Eligible Improvements

All improvements must be compatible with the building's character and surrounding area.

Eligible improvements include, but are not limited to:

- Exterior improvements (painting, murals, siding, stucco or stone work)
- Exterior painting and cleaning
- Masonry work and repairs.
- Replacement or restoration of architectural details.
- Storefront window and door replacement.
- Awnings, canopies, and signage.
- Exterior lighting.
- Frontage Accessibility improvements compliant with ADA.
- Landscaping directly related to the building frontage.

Ineligible expenses include interior renovations, furniture, equipment, and any work started prior to MEDC approval.

Procedures

Applicants must follow these steps:

1. Confirm Eligibility– Review program requirements.
2. Consult with MEDC Executive Director– Discuss project scope and obtain application.
3. Submit Completed Application during open application period– Include design plan, cost estimates, photographs and proof of tax compliance or letter.
4. MEDC Review– The MEDC will evaluate the project's compliance with design guidelines and program objectives.
5. Approval & Agreement– Approved applicants will receive a NOTICE to PROCEED along with a signed Façade Improvement Agreement.
6. Project Timeline– Work must begin within 45 days of the Notice to Proceed. Extensions may be granted on a case-by-case basis.
7. Inspections– MEDC will inspect work to ensure compliance with approved plans.
8. Reimbursement– Applicant must submit paid invoices and proof of payment. MEDC will issue reimbursement after completion.
9. Signage Requirement– Applicant must display MEDC Partnership signage in a visible location.

Funding

- MEDC will reimburse 50% of eligible project costs, up to a maximum of \$25,000.
- Applicant's 50% match may include cash or third party financing, but not in-kind labor or materials.

Termination

The MEDC reserves the right to terminate the agreement if the applicant fails to comply with the program's requirements or violates city codes during the project.