



Fernley Downtown Corridor Association
dba Main Street Fernley
P.O. Box 2288
Fernley, NV 89408
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2026 FAÇADE IMPROVEMENT GRANT PROGRAM \$5,000 IN AVAILABLE FUNDING APPLICATIONS CLOSE FEBRUARY 27, 2026 5PM

Purpose and Mission

The purpose of this program is to improve the appearance and functionality of commercial properties and provide funds for historic preservation for structures and businesses located within the Main Street Fernley boundary. (See map for area boundaries.) Improving the appearance, functionality, and preserving the historic nature of commercial buildings is part of an overall strategy to attract consumers and new businesses as well as to support existing businesses in this area.

Strategy

This program is designed to encourage current and prospective property owners in the downtown area to significantly improve the appearance of the outside of their buildings, as well as increase the function of the interior of the building, by providing attractive financial incentives. These incentives include a grant with a 50/50 match to be used for exterior property improvements. To assure that the improvements are of high quality and cost effective, and in keeping with the goals set by Main Street Fernley for authentic and historically sensitive redevelopment, all improvements must comply with the City of Fernley Municipal Code and must not conflict with the Architectural Themes included in the 2014 Downtown Fernley Revitalization Planning Study. The Main Street Fernley Board of Directors, in consultation with the City of Fernley and the Main Street Fernley Design and Economic Vitality Committees, will determine compliance.

Program Eligibility & Requirements

The program is available to commercial property and business owners within the Main Street Fernley boundary that are in current good standing with their property & sales taxes and are a Key Partner sponsor of the Main Street Fernley Program. Applicants must remain or agree to become a Key Partner for a 2-year term. If an applicant does not pay their sponsorship during the 2-year term, they will be required to pay back the grant. A basic principle of the Main Street Program is preservation, so a preference shall be given to applications that improve and preserve historic properties within the boundary. Decisions on applications for this program are based on the criteria outlined in this document. Each application request will be considered solely on its merits, without regard to age (provided the applicant is of age as prescribed by law), color, creed, marital status, national origin, political party affiliation, race or sex of the applicant(s).

Eligible Use of Grant Funds

- Removal of materials which cover original architectural details
- Repair and/or replacement of original architectural details
- Window repair or replacement including window framing (must match original in size, style and scale)
- Door improvements and replacement
- Painting and/or repair of façade
- Exterior lighting
- Gutters and downspouts
- Awnings
- Other aesthetic and functional hardscape improvements
- Updates to existing signage
- Exterior structural improvements

Ineligible Use of Funds

- Parking lots and parking structures
- Sidewalks
- Landscaping
- Interior building maintenance
- Appliances
- Inventory
- Items not listed here will be reviewed as to their qualification on an individual basis.

Application and Financing

Applications will be judged on a competitive basis and will be evaluated as to their need and historical significance. Once awarded, the funds will be reimbursed as follows:

1. The awardee must provide receipts showing 50% of the project is complete.
2. Main Street Fernley will provide a check for the remaining 50% of the project, or \$5,000 (whichever is less).

Application Process

1. Applicant obtains an application for a Façade Grant from Main Street Fernley by downloading the application from the Main Street Fernley website: www.mainstreetfernley.org.
2. Applicant meets with Main Street Fernley to review plans.
3. Applicant emails or mails the completed application to Main Street Fernley along with color photographs that show existing building conditions, detailed sketches or drawings of the proposed improvements (including placement, color, dimensions and materials), copies of bids, and any other additional information that may be considered during the review process. Mail to: Main Street Fernley, P.O. Box 2288, Fernley, NV 89408 or email to info@mainstreetfernley.org
4. If applicant is a tenant, the landlord's signature must be on the completed façade grant application.
5. Main Street Fernley will review the application and determine the grant amount the applicant is requesting.
6. Main Street Fernley will notify the applicant of the results by email within 30 days of the grant period closure.
7. Applicant must submit Request for Reimbursement form, photos of completed project, copies of cost documentation (invoices, etc.), and payment confirmation to Main Street Fernley in order to receive reimbursement.

FUNDING AVAILABILITY

Because funds are limited, Main Street Fernley reserves the right to reject any project that is determined inappropriate, does little to achieve the purpose of this program, or if funds are not available.

CHANGES TO THE FAÇADE AFTER COMPLETION

Participants must agree not to change or alter the improved façade without prior written approval from Main Street Fernley for two years from the date of project completion.

APPLYING FOR MULTIPLE FAÇADE GRANTS

A property owner can apply for multiple façade grants in the same year if the property owner owns multiple storefronts in the Main Street boundary. The property owner can apply for a façade grant for all of their storefronts at once; however, it is not guaranteed that the property owner will receive a façade grant for any or all of the storefronts.

A property owner or business owner who receives a façade grant may reapply in the following grant cycle for another facade grant and as long as the previous awarded grant projects have been completed.

Note:

Once the applications have been submitted, the Main Street Fernley Board of Directors will determine approval or denial of a grant. The committee for this improvement program reserves the right to waive any of the above requirements should any of these requirements become a deterrent to economic development of a project. Any Information contained in this document, including program terms, conditions and availability is subject to change without notice.

2026 FAÇADE IMPROVEMENT GRANT APPLICATION

Date of Application: _____

Business Name: _____

Business Address: _____

Applicant Primary Point of Contact Name: _____

Applicant Primary Point of Contact Email: _____

Applicant Primary Point of Contact Phone: _____

Applicant Checklist (*Please initial*)

- I am a Main Street Fernley Key Sponsor. _____ Since: _____
- I have included before photos. _____
- I have included design plans, inspiration photos, and paint samples as applicable, as well as estimates for the proposed work. _____
- I understand that the project must be completed within one year of grant approval. _____
- I understand that I must attend the Main Street Board of Director's meeting where my Façade Grant request will be discussed. _____
- I understand that grant funding is awarded on a reimbursement basis only. _____
- I understand projects that are started, already in progress, or competed are **NOT** eligible for Façade Grant funding. _____

Please check all that apply:

☐ Awning ☐ Paint ☐ Window/ Doors ☐ Structural Improvement ☐ Attached Signage
☐ Masonry ☐ Lighting, ☐ Other _____

Start Date: _____ Date of expected completion: _____

Project Budget

Grant Funds Requested: _____

Total Project Cost: _____

Please attach a detailed list of all items and cost of the work to be performed or the items to be purchased that will utilize the Main Street Fernley Facade Grant dollars.

Give a brief description of why this project is impactful to you, your business property and Main Street Fernley:

☐ By checking this box, I, the undersigned, certify that this application is complete. I understand incomplete applications will **NOT** be considered for the program.

Applicant Signature: _____ Date: _____

If applicant is not the property owner, please have the property owner or an authorized representative review and co-sign this application below.

PROPERTY OWNER AUTHORIZATION

(If different than business owner)

As owner/representative of the property located at:

I have reviewed the above application and authorize operator of

at said address to perform the facade improvements described above as part of the Main Street Fernley Façade Grant Program.

Signature of property owner or authorized representative:

Date: _____