

CITY OF MUSKEGON

LAKE SIDE

CORRIDOR

IMPROVEMENT

AUTHORITY

FACADE IMPROVEMENT GRANT
2026 - 2027

City of Muskegon – Lakeside CIA

2026-27 Façade Improvement Grant Program Guidelines

Goal:

To upgrade the look and function of commercial buildings within the Lakeside Corridor Improvement Authority (CIA) by encouraging tenant businesses or building owners to make exterior improvements. Such improvements will enhance the individual property's value; and uplift the block in which the property is located and the overall district.

Available Funding:

The Lakeside CIA has budgeted \$10,000 for the 2026-27 fiscal year, to be available to applicants on a first-come, first-serve basis. The number of grants will be limited by the budgeted amount.

Terms:

The Building Façade Improvement Grants are for up to \$2,500, with an applicant match of one to one. Thus, a \$1,000 grant would need to have the applicant propose a project of at least \$2,000. This is a reimbursement-oriented program to ensure that proposed work is done appropriately and consistent with the character of the Lakeside business district.

Eligibility:

- Applicant must be a business or commercial building owner located within the Lakeside business district. Leaseholder businesses must receive the written permission of the building owner.
- The building must be an existing commercial structure at the sidewalk level, but can be mixed-use on the floors above. Grants can assist redevelopment, remodeling or renovations to existing commercial buildings but are not for new buildings.
- All city taxes and other city accounts must be current.
- All work must be done in compliance with all city regulations and ordinances, including obtaining necessary building permits and the approval of the Historic District Commission when applicable.
- All work must be done by a licensed contractor.
- All changes in access to a building must strictly comply with the federal Americans with Disabilities Act.
- Applications for façade grant funding will not be considered for the same property and/or business within three (3) years of a previous award.
- Work receiving grant funding must not begin until a grant is awarded and work must be completed in 12 months. The applicant can request a 6-month extension in writing if the project is not completed within 12 months of the approval date.

Eligible Costs:

The Lakeside CIA board will have the final decision on the eligibility of any items receiving grant funding. Improvements must be to the exterior of the building and may include:

Exterior walls, windows, doors, exterior brick staining, cleaning or tuck-pointing of masonry or stone, ADA improvements to exits and entrances, awnings, decorative signs improving the aesthetics of the building, landscaping, exterior lighting for safety and aesthetics and unique exterior architectural features.

Exterior Brick Staining:

This item is eligible only if there is noticeable paint deterioration present. Proof must be provided with your application.

Ineligible Costs:

Among other items, grants are not available for:

Property acquisition, site plans, building fees, appraisal or attorney fees, business equipment taxed as personal property, wages associated with the project paid the applicant or applicant's relatives, parking lots (Although parking lot improvements are encouraged, they are not grant eligible.)

Application Process:

- Provide a brief statement of intent demonstrating the need for financial assistance; how the project will improve the building, its block and the district; and a commitment to future property maintenance.
- Provide a description of the proposed project, submitting photos of the existing building and if available drawings of the improvement.
- Provide detailed cost estimates with at least two competitive quotes from licensed contractors and their suppliers.
- Provide a timeline for commencing the project and its completion.
- Provide evidence of financial ability to complete the project with the understanding that the grant funds will only be disbursed upon completion of the project.

Review/Approval Process:

Applications received in the City of Muskegon's Development Services Division Office (Muskegon City Hall, 933 Terrace St, Room 202) will be reviewed by city staff. Grants must receive final approval by the Lakeside CIA board.

All reviews will consider the grant program goals, along with the long-term economic development benefits to the Lakeside business district and the enhancement of the architectural appeal of the applicant building. Changes in project scope or design must be Lakeside CIA approved for final reimbursement. If approved, City staff will request an update on each project after 6 months of the approval date.

Project Reimbursement:

Upon completion of the project, grant recipient must submit final invoices marked as paid along with copies of grant recipient proof of payment to the contractors and/or suppliers.

Program Authority:

The Lakeside CIA board has final decisions on all matters related to the Building Façade Improvement Grant Program. Any decision by the Lakeside CIA board is final.

City of Muskegon – Lakeside CIA

2026-27 Façade Improvement Grant Program Application

Applicant Name	Business Address
Email	Phone
Project Address	Parcel Number
Requested Amount	Total Façade Project Cost
Statement of Intent/Need for Funding:	
Description of Project-Attach: Photos, Project Plans & 2 Competitive Bids:	
Project Timeline/Estimated Completion Date:	
By signing the grant application, if awarded, applicant commits to future property maintenance and certifies the ability to fund the project to completion before grant funds reimbursements are made.	
Applicant Signature:	

Please email application to: economicdevelopment@shorelinecity.com

For more information:

Contact Isabela Gonzalez, Staff Liaison, Lakeside BID/CIA

Isabela.Gonzalez@shorelinecity.com

231-724-4141

Lakeside CIA Map

All assessable parcels abutting or accessed by Lakeshore Drive from Clifford Street eastward to Robinson Street.



Please note that the boundaries lines on this map are approximate. See the next page for a full list of qualifying parcels.

Assessable Parcels

LAKESIDE CIA

See map on first page for approximate visual of parcels.

Parcel	Address
24-035-200-0001-00	1654 LAKESHORE DR
24-205-529-0001-00	1577 LAKESHORE DR
24-205-529-0002-00	1583 LAKESHORE DR
24-205-529-0003-00	1587 LAKESHORE DR
24-205-529-0004-00	1595 LAKESHORE DR
24-205-530-0001-00	1605 LAKESHORE DR
24-205-530-0002-00	1615 LAKESHORE DR
24-205-530-0003-00	1621 LAKESHORE DR
24-205-530-0003-10	1623 LAKESHORE DR
24-205-530-0004-00	1629 LAKESHORE DR
24-205-530-0005-00	1637 LAKESHORE DR
24-205-531-0001-00	1915 FRISBIE ST
24-205-585-0001-00	1490 LAKESHORE DR
24-205-596-0001-00	1812 LAKESHORE DR
24-205-596-0001-10	1824 LAKESHORE DR
24-205-596-0001-20	1830 LAKESHORE DR
24-205-596-0002-00	1836 LAKESHORE DR
24-205-596-0002-10	1864 LAKESHORE DR
24-205-596-0002-30	1878 LAKESHORE DR
24-205-596-0002-40	1888 LAKESHORE DR
24-205-596-0003-00	1896 LAKESHORE DR
24-205-596-0003-10	1904 LAKESHORE DR
24-205-596-0003-20	1910 LAKESHORE DR
24-205-596-0004-00	1930 LAKESHORE DR
24-205-596-0004-20	1950 LAKESHORE DR
24-205-596-0005-00	1988 LAKESHORE DR
24-205-596-0007-00	2020 LAKESHORE DR
24-205-596-0008-00	1920 LAKESHORE DR
24-205-597-0001-00	2034 LAKESHORE DR
24-205-597-0004-00	2054 LAKESHORE DR
24-205-597-0005-00	2080 LAKESHORE DR
24-205-597-0008-00	2090 LAKESHORE DR
24-205-597-0010-00	2116 LAKESHORE DR
24-205-597-0011-00	2124 LAKESHORE DR
24-205-597-0011-10	2130 LAKESHORE DR
24-205-597-0012-00	2136 LAKESHORE DR

Parcel	Address
24-205-597-0013-00	2144 LAKESHORE DR
24-205-597-0014-00	2152 LAKESHORE DR
24-205-597-0015-00	2160 LAKESHORE DR
24-205-597-0017-00	2182 LAKESHORE DR
24-205-609-0001-00	1682 LAKESHORE DR
24-205-609-0002-00	1700 LAKESHORE DR
24-205-609-0005-00	1716 LAKESHORE DR
24-205-609-0006-00	1724 LAKESHORE DR
24-205-609-0007-00	1732 LAKESHORE DR
24-205-609-0008-00	1742 LAKESHORE DR
24-205-609-0009-00	1748 LAKESHORE DR
24-205-609-0010-00	1756 LAKESHORE DR
24-205-609-0013-00	1786 LAKESHORE DR
24-205-610-0001-00	1705 LAKESHORE DR
24-205-611-0021-00	1763 LAKESHORE DR
24-205-611-0021-40	1737 LAKESHORE DR
24-205-622-0021-00	1777 LAKESHORE DR
24-205-624-0001-00	1831 LAKESHORE DR
24-205-624-0003-00	1845 LAKESHORE DR
24-205-625-0001-00	1883 LAKESHORE DR
24-205-625-0002-00	1891 LAKESHORE DR
24-205-625-0003-00	1899 LAKESHORE DR
24-205-625-0004-00	1905 LAKESHORE DR
24-205-627-0001-00	1927 LAKESHORE DR
24-205-627-0002-00	1937 LAKESHORE DR
24-205-627-0003-00	1945 LAKESHORE DR
24-205-627-0004-00	1953 LAKESHORE DR
24-205-627-0005-00	1965 LAKESHORE DR
24-205-635-0001-00	1983 LAKESHORE DR
24-205-635-0002-00	1991 LAKESHORE DR
24-205-635-0006-00	2009 LAKESHORE DR
24-205-635-0007-00	2017 LAKESHORE DR
24-205-636-0001-00	2033 LAKESHORE DR
24-205-636-0002-00	2043 LAKESHORE DR
24-205-636-0003-00	2055 LAKESHORE DR
24-205-636-0004-00	2063 LAKESHORE DR

Assessable Parcels

LAKESIDE CIA

See map on first page for approximate visual of parcels.

Parcel	Address
24-205-636-0005-00	2075 LAKESHORE DR
24-205-636-0007-00	2085 LAKESHORE DR
24-205-641-0001-00	2111 LAKESHORE DR
24-205-641-0001-10	2117 LAKESHORE DR
24-205-641-0001-50	2123 LAKESHORE DR
24-205-641-0002-00	2125 LAKESHORE DR
24-205-641-0002-10	2133 LAKESHORE DR
24-205-641-0005-00	2187 LAKESHORE DR
24-205-658-0001-00	2205 LAKESHORE DR
24-205-658-0001-10	2211 LAKESHORE DR
24-205-658-0002-00	2223 LAKESHORE DR
24-205-658-0003-00	2235 LAKESHORE DR
24-205-658-0004-00	2245 LAKESHORE DR
24-205-664-0001-00	2311 LAKESHORE DR
24-205-664-0009-00	2333 LAKESHORE DR
24-205-664-0011-00	2341 LAKESHORE DR
24-205-664-0015-00	2355 LAKESHORE DR
24-205-664-0018-00	2363 LAKESHORE DR
24-205-664-0020-00	2371 LAKESHORE DR
24-205-677-0001-00	2425 LAKESHORE DR
24-205-677-0004-00	2441 LAKESHORE DR
24-205-677-0005-00	2445 LAKESHORE DR
24-205-678-0001-00	2471 LAKESHORE DR
24-205-678-0001-02	2465 LAKESHORE DR
24-490-000-0001-00	2143 LAKESHORE DR
24-490-000-0002-00	2155 LAKESHORE DR
24-490-000-0003-00	2159 LAKESHORE DR
24-490-000-0004-00	2167 LAKESHORE DR
24-490-000-0005-00	2173 LAKESHORE DR
24-540-001-0001-00	2275 LAKESHORE DR
24-540-001-0006-00	2257 LAKESHORE DR