



City of Whitehall – Local Development Finance Authority (LDFA) Life Safety Improvement Grant Program

Program Purpose

The City of Whitehall Local Development Finance Authority (LDFA) recognizes that older commercial and industrial buildings often require significant investments to meet modern life-safety codes. The Life Safety Improvement Grant Program provides matching grants to encourage property owners and businesses to correct code deficiencies, protect employees and the public, support redevelopment, and remove barriers to business growth within the LDFA district.

Program Funding Source

This program is funded through LDFA tax increment revenues, subject to annual appropriations approved by the LDFA Board.

Grant Structure

- Grants awarded on a 1:1 matching basis.
- Maximum reimbursement per property: \$8,000 (or as approved annually by the LDFA Board).
- Eligible once every three years unless otherwise approved by the LDFA Board.
- Projects must receive approval before work begins.
- Reimbursement is made after project completion, final inspection, and proof of payment.

Eligibility Requirements – Properties

- Located within the Whitehall LDFA District.
- Commercial, industrial, or mixed-use property.
- All taxes, assessments, utility bills, and municipal fees must be current.

Eligibility Requirements – Applicants

- Property owners.
- Commercial or industrial tenants with written owner authorization.

Eligible Improvements

- Fire sprinkler systems

- Fire alarm systems
- Fire hydrants and private fire mains
- Emergency lighting and illuminated exit signs
- Required accessible means of egress
- Fire-rated walls, doors, and separations
- Emergency generators required by code
- Smoke detection or suppression improvements
- Building or fire code-required life-safety improvements
- Labor directly associated with eligible improvements

Ineligible Costs

- Work started before grant approval
- Routine maintenance
- Cosmetic improvements unrelated to life safety
- Permit or application fees
- Professional design services unless specifically approved
- Furniture, equipment, or inventory
- Wages paid to the applicant or related parties

Application & Approval Process

1. Submit application to the City Manager or designee.
2. Applications reviewed in order received.
3. Staff forwards recommendations to the LDFA Board.
4. LDFA Board may approve, deny, or conditionally approve applications.
5. Grant recipients must obtain all required permits and inspections.

Change Requests

Substantial changes to the approved project scope must be submitted in writing and approved before additional work is completed.

Life Safety Improvement Grant Application

Property Owner Name:

Business Name:

Property Address:

Parcel Number:

Applicant Phone:

Applicant Email:

Description of Proposed Life Safety Improvements:

Applicable Code Deficiency (if known):

Estimated Total Project Cost:

Requested LDFA Grant Amount:

Proposed Contractor(s):

Projected Completion Date:

Owner Authorization (if tenant applicant):

Signature: _____ Date: _____