



Staff Report

TO: City Council

FROM: Kirk Pelser, Economic Development Director
Joseph Cale, Management Analyst

DATE: November 4, 2025

SUBJECT: Award of Façade Improvement Program Grant Funding – 742-790
Beaumont Avenue (ED2025-0012)

Description: Consider approving the award of a Façade Improvement Program grant in the amount not to exceed \$34,275 to Thomas L. Daniel, whose property is located at 742-790 Beaumont Avenue, to assist with eligible façade improvements under the City's Façade Improvement Program.

Background and Analysis:

The City of Beaumont's Façade Improvement Program supports the revitalization and enhancement of properties within the Downtown Revitalization target area by incentivizing private investment in exterior building improvements. The program provides matching reimbursement grants of up to 50% of eligible costs, designed to stimulate reinvestment, preserve architectural character, and strengthen the visual appeal of the City's commercial core.

The applicant, Thomas L. Daniel, submitted a complete application for improvements at 742-790 Beaumont Avenue. The proposed scope of work includes preparation of the building's exterior for new paint and complete repainting.

Staff reviewed the proposal for eligibility, design appropriateness, and compliance with program guidelines. The total project cost is estimated at \$68,550, with a grant request not to exceed \$34,275 consistent with the program's matching fund structure.

These improvements align with the City's Economic Development Strategic Plan and Downtown Revitalization goals, which prioritize property reinvestment, pedestrian-oriented aesthetics, and increased business activity in the Downtown District. Upon completion, the project will result in tangible improvements to the property's appearance and contribute to the continued revitalization momentum of Downtown Beaumont.

Fiscal Impact:

Funding for the Façade Improvement Program is allocated through the Economic Development Department's budget under GL Account No. 100-1235-7096-0000. Sufficient funds are available to support this award. The proposed grant of \$34,725 will be reimbursed to the applicant upon successful completion and verification of improvements per program guidelines.

The cost to prepare this staff report is estimated at \$350.

Recommended Action:

Approve the award of a Façade Improvement Program grant in the amount not to exceed \$34,725 to Thomas L. Daniel for eligible façade improvements at 742-790 Beaumont Avenue; and

Authorize the City Manager (or designee) to execute all necessary documents to process this Façade Improvement Program reimbursement.

Attachments:

- A. Application and Quotes