



AGENDA

Façade Grant Committee
Monday, May 18, 2026, | 1:30 PM
Saginaw Future Inc., 3rd Floor
515 Washington Ave. Saginaw, MI 48607

- Façade Budget - FY 25/26: \$50,000
 - Remaining Façade Budget: 26,337.50
- I. Approval of Minutes – April 23, 2026
- II. Façade Grant Application:
- a. Foods LLC. 122 E. Genesee Ave.
 - i. Project Cost: \$103,400
 - ii. Funds Requested: \$51,700
 - b. OVIO Cooki LLC
 - ii. Project Cost: \$3,364
 - iii. Funds Requested: \$1,682
- III. Open Comment and Discussion
- IV. Adjourn

IF YOU ARE DISABLED AND NEED ACCOMMODATION TO PROVIDE YOU WITH AN OPPORTUNITY TO PARTICIPATE OR OBSERVE IN PROGRAMS, SERVICES, OR ACTIVITIES, PLEASE CALL RACHEL MORNEAU (989) 757-2102.



DRAFT Minutes
Façade Grant Committee
Thursday April 23, 2026 | 2:30 PM
Saginaw Future Inc., 3rd Floor
515 N. Washington Ave. Saginaw, MI 48607

Members Present: John Markey and Mark Fischer

Staff Present: Steve Hensley and Rachel morneau

- Façade Budget - FY 25/26: \$50,000
 - Remaining Façade Budget: \$30,000
- I. Motion by Member Markey, supported by Member Fischer, to approve the August 26, 2025, minutes. Motion approved.
- II. Façade Grant Application:
- a. 115 N. Hamilton St.
 - i. Project Cost: \$7,325
 - ii. Funds Requested: \$3,662.50

The committee recommended awarding the full amount requested, \$3,662.50 for the 115 N. Hamilton St. project. This recommendation will be provided at the next DDA board meeting for approval.

Next Committee Meeting will be planned as needed.

Respectfully submitted,
Rachel Morneau

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Program Application Form

Applicant Name: Foods LLC

Applicant Address: 4135 Atwood Road Bridgeport MI 48722

Phone Number: 9897375125 **Email:** adenha9@yahoo.com

Building Type: ☐ Residential ☒ Commercial ☐ Mixed-Use

Relationship to building: ☒ Owner ☐ Tenant

Project Address: 1122 E. GENESEE SAGINAW MI 48607

Tax Parcel #(s): 06 0275 00000

Project Description: Exterior improvement of existing Dollar General retail store.
I will include a separate attachment explaining more on the project.

Grant Funds Requested: \$ \$51,700 **Match percentage:** 50 %

Projected Start Date: May 1st 2026 **Projected Completion Date:** May 31, 2026

Business(es) Currently Housed in Building: Dollar General Retail store

Will tenants be displaced during construction: ☐ YES ☒ NO ☐ UNKNOWN

Contact Person: ☒ Applicant ☐ Contractor ☐ Other: _____

Name: Anthony Denha **Day Phone:** _____

Email: adenha9@yahoo.com **Cell Phone:** 9897375125

Address: 4135 Atwood Road Bridgeport MI 48722

Please Include the Following Submission Requirements

- Grant application form
- Proof of property ownership and/or lease hold interest
- Proof that property taxes are up-to-date
- Detailed written summary of proposed façade improvements
- Project Budget
- Full set of before photos of the proposed project
- Sketch of proposed improvements
- Façade Improvement Agreement

Project Budget

Itemize all project costs (expenses) and funding sources (revenue), including matching funds, to the best of your knowledge.

Revenue

Sources of funding	Amount	Status	
		Confirmed	Pending
Foods LLC Funds	\$ 51,700	☒	☐
Grant Funds	\$ 51,700	☐	☒
	\$	☐	☐
Total	\$ 103,400		

Expenses

Item (materials/supplies, equipment, labor)	Estimated Cost
See attached Bid	\$ 103,400
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
Total	\$ 103,400

Façade Improvement Agreement

The undersigned affirms the information provided in this application is true and complete to the best of their knowledge. Furthermore, the applicant understands the requirements of the Façade Grant Program and agrees to abide by the terms and conditions.

Signature of Applicant: Anthony Denha Date: 4/16/26

Signature of Property Owner(s): Anthony Denha Digitally signed by Anthony Denha
Date: 2026.04.16 19:07:08 -04'00' Date: 4/16/26

Signature of Property Owner(s): _____ Date: _____

For additional information, please contact Steve Hensley at (989) 757-2107 or email at shensley@sainawfuture.com

Detailed Eligible Façade Improvement Line Item Breakdown

Project: Foods LLC 1122 E. Genesee Ave. Saginaw | Proposal | Date: April 15, 2026

Line Item	Material/Labor
Furnish & install temporary enclosures during construction	\$2,250.00
Furnish & install necessary barricading for safe customer entry	\$700.00
Furnish necessary debris dumpsters and temporary restrooms	\$1,750.00
Selective removal of damaged exterior siding as required for façade restoration	\$2,150.00
Selective demolition of damaged exterior brickwork for façade restoration	\$2,200.00
Furnish & install matching brick in damaged area; restore to original condition	\$8,350.00
Exterior wall framing repairs required to support new façade materials	\$5,350.00
Versetta Stone front facade replacement material allowance (1,200 SF), including field stone panels, trim stone, box covers, starter/finish accessories, cuts, and waste	\$17,400.00
Versetta Stone front facade installation labor (1,200 SF), including layout, cutting, fastening, staging, and finish detailing	\$15,600.00
Furnish & install new fiberglass batt insulation at replacement framing	\$1,600.00
Furnish & install new 5/8 in. drywall at replacement framing	\$1,750.00
Furnish & install Level 4 finish to new drywall and adjacent patch areas	\$4,000.00
Demolition and removal of damaged wall base	\$350.00
Furnish & install new security gate and locking hardware for complete system	\$7,500.00
Demolition and removal of existing automatic sliding storefront door and Exterior materials	\$1,200.00
Demolition and removal of existing security gate	\$1,100.00
Furnish & install new Store Front DuraGlide bi-part automatic sliding door and associated accessories (glass/glazing)	\$19,950.00
Daily clean-up of worksite	\$350.00
Painting of exterior 3 walls	\$9,850.00
 Estimated Cost	 \$103,400.00

Foods LLC

4135 Atwood Road | Bridgeport, MI 48722 | 989-737-5125 | adenha9@yahoo.com

April 16, 2026

Steve Hensley
Saginaw Future Inc.
515 N. Washington Ave., 3rd Floor
Saginaw, MI 48607

Re: Façade Improvement Grant Application

Property Address: 1122 E. Genesee Ave., Saginaw, MI 48607

Dear Mr. Hensley,

Please accept this letter in support of the enclosed Façade Improvement Grant application submitted by Foods LLC for the Dollar General property located at 1122 E. Genesee Avenue in Saginaw.

The purpose of this project is to restore damaged exterior building elements, improve the visual appearance of the property, and enhance the overall street-facing presence of the building. The proposed work is intended to create a substantial visual improvement to the site while also strengthening the durability and long-term condition of the exterior façade. These improvements are consistent with the Façade Improvement Grant Program's purpose of promoting revitalization through exterior rehabilitation and visible façade enhancements.

The proposed scope of work includes selective removal of damaged exterior siding and exterior brickwork as required for façade restoration, matching brick replacement, and exterior wall framing repairs needed to support new façade materials. The central feature of the project is the installation of a new Versetta Stone front façade system across approximately 1,200 square feet of the front elevation, including field stone panels, trim stone, box covers, starter and finish accessories, and installation labor. This improvement will significantly upgrade the appearance of the building and create a more attractive and durable front façade.

Additional exterior improvements include replacement of damaged storefront components, installation of a new security gate and locking hardware, removal of existing automatic sliding storefront door materials, and installation of a new DuraGlide bi-part automatic sliding door system with associated glass and glazing. The project also includes painting of three exterior walls to provide a clean, cohesive appearance across the building exterior. These improvements will improve both the appearance and function of the property and will create a stronger visual impact along the corridor.

To support completion of the work, the project budget also includes temporary enclosures, customer-entry barricading, dumpsters, temporary restrooms, and daily clean-up of the site during construction. The total estimated project cost is \$103,400.00, and the enclosed application requests grant participation in the amount of \$51,700.00, consistent with the program's 50 percent reimbursement structure.

We believe this project will make a meaningful contribution to the appearance and marketability of the property and surrounding area. The proposed improvements will replace damaged and dated exterior materials with durable, visually appealing façade elements and will improve the overall presentation of this commercial property from the public right-of-way. We respectfully request your consideration of this application.

Thank you for your time and consideration.

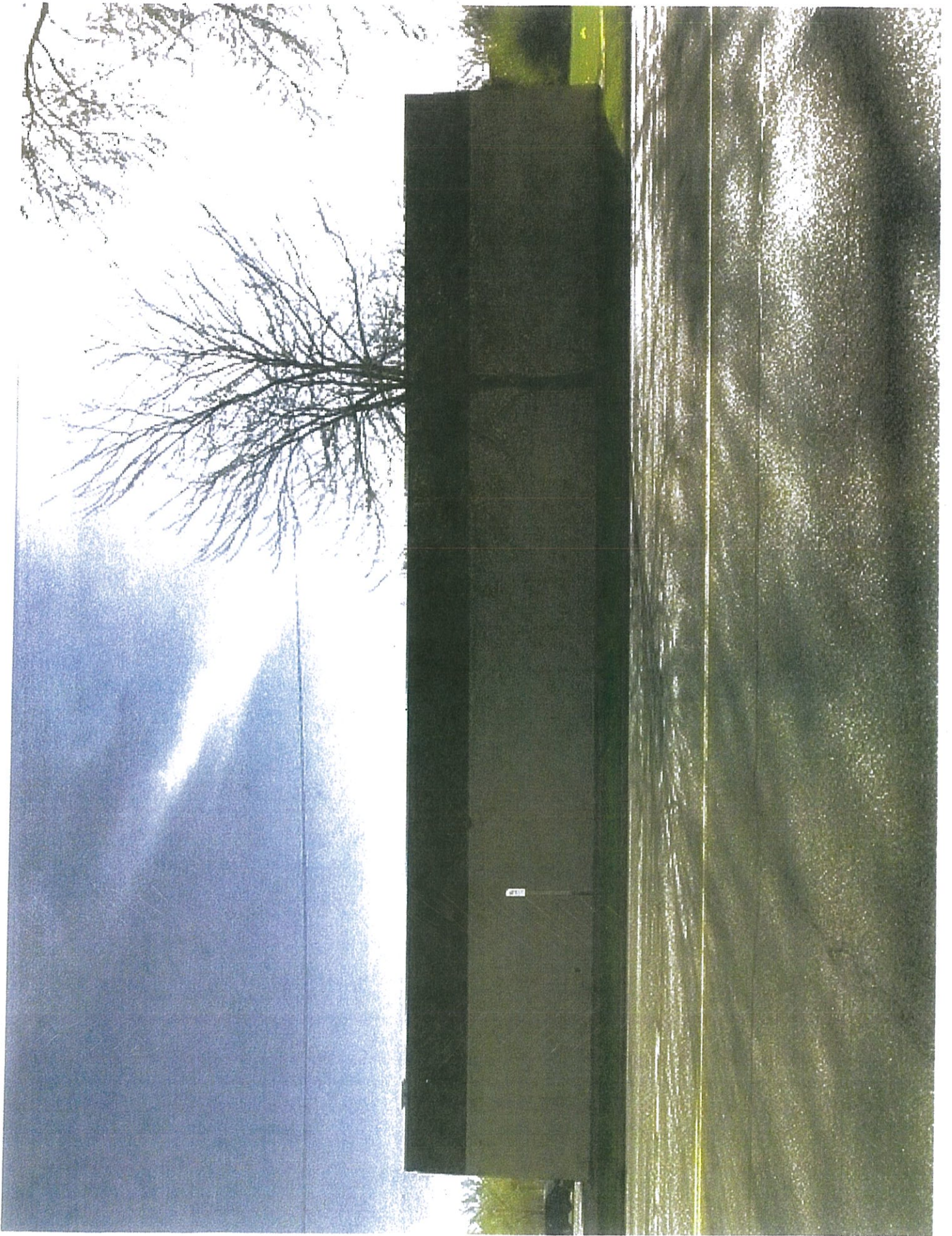
Sincerely,

Anthony Denha

Anthony Denha
Foods LLC
4135 Atwood Road
Bridgeport, MI 48722
Phone: 989-737-5125
Email: adenha9@yahoo.com









Façade Grant *application form*

NOTICE: If you are unsure whether your proposed project is eligible for a Façade Grant, please contact Steve Hensley for further clarification.
Phone : (989) 757-2107 | Email: shensley@saginawfuture.com

APPLICANT NAME: Sohaib Mandoorah

APPLICANT ADDRESS: 406 N Hamilton st, unit#203, Saginaw, MI, 48602

PHONE NUMBER: 3128604344 EMAIL: Sohaib.mandoorah@gmail.com

BUILDING TYPE: ☐ RESIDENTIAL ☐ COMMERCIAL ☒ MIXED-USE

RELATIONSHIP TO BUILDING: ☐ OWNER ☒ TENANT

PROJECT ADDRESS: 314 N Hamilton, suite#101, Saginaw, MI, 48602

TAX PARCEL #(S): _____

PROJECT DESCRIPTION: Frosted etching window film on exterior windows and double sided sign with graphic logo 12x24"

GRANT FUNDS REQUESTED: \$1682.00 MATCH PERCENTAGE: 50 %

PROJECTED START DATE: 5/30/2026 PROJECTED COMPLETION DATE: 6/15/2026

BUSINESS(ES) CURRENTLY HOUSED IN BUILDING: OVIO cookie LLC

WILL TENANTS BE DISPLACED DURING CONSTRUCTION: ☐ YES ☒ NO ☐ UNKNOWN

CONTACT PERSON: ☒ APPLICANT ☐ CONTRACTOR ☐ OTHER: _____

NAME: Sohaib Mandoorah DAY PHONE: (312) 860-4344

EMAIL: Sohaib.mandoorah@gmail.com CELL PHONE: _____

ADDRESS: 406 N Hamilton St St#203 Saginaw MI 48602 United States

YOU MUST PROVIDE THE ADDITIONAL FOLLOWING DOCUMENTS:

- PROOF OF PROPERTY OWNERSHIP AND/OR LEASE HOLD INTEREST
- PROOF THAT PROPERTY TAXES ARE UP-TO-DATE
- DETAILED WRITTEN SUMMARY OF PROPOSED FAÇADE IMPROVEMENTS
- FULL SET OF BEFORE PHOTOS OF THE PROPOSED PROJECT
- SKETCH OF PROPOSED IMPROVEMENTS
- PROJECT BUDGET FORM (PROVIDED BELOW)
- AGREEMENT FORM (PROVIDED BELOW)



Façade Grant *agreement form*

Any changes to the approved renovation design must be approved by the DDA prior to construction. The applicant has 180 days to begin the project once a finalized grant agreement is signed between the DDA and the applicant.

The undersigned affirms the information provided in this application is true and complete to the best of the applicants knowledge. Furthermore, the applicant understands the requirements of the Façade Grant Program and agrees to abide by the terms and conditions.

SIGNATURE OR INITIALS OF APPLICANT: Sohaib Mandoorah DATE: 5/11/26

SIGNATURE OR INITIALS OF PROPERTY OWNER(S): _____ DATE: _____

SIGNATURE OR INITIALS OF PROPERTY OWNER(S): _____ DATE: _____

APPLICANT CHECK LIST:

- PROOF OF PROPERTY OWNERSHIP AND/OR LEASE HOLD INTEREST
- PROOF THAT PROPERTY TAXES ARE UP-TO-DATE
- DETAILED WRITTEN SUMMARY OF PROPOSED FAÇADE IMPROVEMENTS
- FULL SET OF BEFORE PHOTOS OF THE PROPOSED PROJECT
- SKETCH OF PROPOSED IMPROVEMENTS
- PROJECT BUDGET FORM
- OFFICIAL DOCUMENTATION OF CONTRACTOR COSTS/QUOTES/BIDS
- AGREEMENT FORM

TURNING IN THE APPLICATION

IT IS PREFERRED THAT APPLICATIONS ARE EMAILED. PLEASE INCLUDE ALL MATERIAL IN ONE EMAIL IF POSSIBLE (IT MAY CONTAIN MULTIPLE ATTACHMENTS). IF MAILING OR DROPPING OFF IN PERSON, STAPLING YOUR APPLICATION AND INFORMATION IS NOT NECESSARY.

EMAIL APPLICATION TO: SHENSLEY@SAGINAWFUTURE.COM

MAIL TO: Saginaw Future Inc.
Attn: Steve Hensley
515 N Washington Ave. 3rd Floor
Saginaw, MI 48607

OFFICE HOURS: M-F 8:00 AM TO 5:00 PM | PHONE NUMBER: (989) 757-2107



SIGNTEC, INC.
3075 Boardwalk Dr.
Saginaw, MI 48603

Estimate 1131



ADDRESS

Baian Cookies

DATE
05/11/2026

TOTAL
\$3,364.00

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Custom Signs	Estimate to wrap upper portion of Exterior Windows along frontage. Frosted Etching window film	1	1,200.00	1,200.00T
Labor	labor to Install	1	1,000.00	1,000.00
Custom Signs	Custom (non lit) Aluminum, double sided Sign with graphics logo (projecting) from wall Size: 12x24"	1	700.00	700.00T
Labor	labor install	1	350.00	350.00
SUBTOTAL				3,250.00
TAX				114.00
TOTAL				\$3,364.00

THANK YOU.

Accepted By

Accepted Date