



Downtown Commercial Rehabilitation

2019 CDBG Application Workshops

General Overview

- To help building owners renovate downtown commercial buildings
- Slum and Blight or LMI Job National Objective.
- Limit of one building per application
- Only for-profit buildings
- Applicant will be the local unit of government

Funding

- Applications accepted Jan. 2nd – Dec 6th
- \$1,000,000 set aside
- Maximum Grant amount \$250,000
- 25% match required by private owner of building

Limitations

- Limited to improvement of exterior of building, asbestos abatement, lead based paint evaluation and reduction, and correction of code violations
- Historic preservation of building must comply with standards set by the Secretary of Interior
- Must contact Kansas Historical Society

Resolution

- Application must pass a resolution declaring the building a blight and indicate the specific conditions that pose a threat to public health and safety
- Job creation may be used

Application Narratives

- Community needs
- Efforts of community to revitalize downtown district
- Scope of work
- Financial capacity and business experience of owner/operator
- Readiness to proceed

Private Owner

- Application must include a building reuse plan
- Business Plans for building occupants
- Commitment letter from owner outlining building improvements, costs and matching funds
- Recapture provisions – 3 year pay-back if the building is sold

Single Phase Project

- All work on a commercial building will done in one phase under one contract
 - CDBG and owner pay to address code violations and exterior work
 - Owner pays to address other building rehabilitation work

Multiple Phase Project

- Phase I: CDBG and the owner will pay to address code violations and exterior work under one contract
- Phase II: Owner pays to address other building rehabilitation work after the close of Phase I

Multiple Phase Projects

- Owner must show plans and financial resources to undertake Phase II of a renovation
- Owner will need to sign an agreement committing to complete Phase II
- Failure to complete Phase II within one year of closeout of CDBG grant will trigger a payback by the owner

Example

- Building to be converted into office space
- Used CR funds to address code violations and exterior repairs
- Renovations of interior for final occupancy
- Phase II did not materialize and the building was not occupied within one year of the close of the CR grant
- Payback is triggered

Architectural Firm

- Cost estimates must be figured by a licensed architect; to include an itemized breakdown of all renovations
- Davis-Bacon Act applies

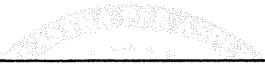
Acquisition

- Applicant must follow URA when acquiring any property.



Grant Administration

- Grant Admin must be procured
- Admin fee is \$17,000 or 10% of total CDBG funds. (whichever is less)



Application Pre-requisites

- Downtown Commercial Rehabilitation



Citizen Participation

- Public notice to appear at least full five days before – starting on day after publication date and not counting the date of the hearing.
- Public hearing notice must be published a full five days before, but no more than 20 days before the public hearing.



Site Visit

- Prior to grant award, applicants will receive a site visit to further evaluate the proposed project



Environmental Review

- Environmental Review should be complete and the signed RROF and supporting documents should be submitted within 30 days after application submittal.



Applications

- Applications are available online at:
www.KansasCommerce.gov/cdbg





General CDBG questions, please send to
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