

Downtown Revitalization Overview

OBJECTIVES

- Provide for investments in Nebraska communities that will contribute to the revitalization or redevelopment of downtown infrastructure
- Address health and safety concerns
- Develop a capacity for greater growth

Downtown Revitalization Overview

- **Plan Activities will:**
- Assist communities in carrying out a comprehensive downtown revitalization plan.
- Help stabilize and enhance clearly defined downtown areas that will provide a benefit to low/moderate income residents of the community.
- Aid in the elimination of substandard or blighted structures or areas in the downtown.

Downtown Revitalization Overview

Eligibility and Threshold Requirements:

Communities Must:

- Be an incorporated municipality
- Have a population of 20,000 or under
- Be a Certified Economic Development Community
- Have implemented a comprehensive plan
- Meet required national and state objectives

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Projects include two phases,

- **planning phase and**
- **project implementation phase.**

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Maximum Grant Amounts and Funding:

- Phase I maximum grant amount is \$30,000.
- Phase II maximum grant amount is \$250,000.
- EACH phase requires a 25% match.
- At a maximum, no more than one-half of the total project match may be in-kind source of contributions.
- At a minimum, at least one-half of the total project must be non-Community Development Block Grant cash contributions.
- General admin. activities require no matching funds.

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Evaluation Criteria

Applicants will be selected based on:

- The significance of the stated problem which includes an explanation of the overall purposes of the project application and factual information that illustrates the severity of the downtown problems; past efforts to resolve the problems and meet downtown needs; and the stated goals and objectives for resolving the problems with a participation process to determine the objectives for problem resolution.
- The level of financial support (public and/or private) already committed to the project.

Downtown Revitalization Overview

Evaluation Criteria (cont.)

- The level of commitment and support from the local business community
- The level of capacity and commitment by the applicant
- The level of project need and impact based on an onsite review conducted by the DED Review Team

Downtown Revitalization Overview

Bonus Points:

May be added for participation in the Nebraska Community Improvement Program (NCIP), being a Certified Nebraska Lied Main Street Community or a Nebraska Lied Main Street Community Participant (membership participation only not included), and for having a redevelopment authority or other downtown/business/community organization structure that is operational in the community.

Downtown Revitalization Overview

2008 Timeline

- Application Workshops Held Jan 2009
- Pre-Application/Letter of Intent submitted to DED 03/19/09
- DED Conducts Site Visits April/May 2009
- 4 Communities Selected/Awarded for Phase I 06/02/09
- 4 Selected Communities Conduct Phase I DTR Plan 06/09-01/10
- Submit DTR Plan and Phase II Application to DED 01/31/10
- Contract negotiations conducted (DED & Applicants) Feb/Mar 2010
- CDBG Awarded for Phase II: DTR Project Activities April 2010

(Implementation of Downtown Revitalization Plan is a two year contract)

Downtown Revitalization Overview

Examples of Use

- public facility and infrastructure activities that are also eligible under the “Community Development Public Works Category” located in the downtown business district
 - street improvements including curb, gutter, and sidewalk;
 - storm sewer improvements;
 - flood control drainage improvements;

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Examples of Use

- removal of architectural barriers;
- and single or multiuse facility improvements that are designed to provide public recreational and social activities;
- removal of architectural barriers that restrict accessibility for elderly and handicapped persons in support of public facilities/infrastructure, which includes buildings used predominantly for the general conduct of government

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Examples of Use

- Loans to businesses located in the designated downtown business district for façade improvements
- Loans to businesses located in the designated downtown business district to improve deficiencies in meeting community codes
- Acquisition, clearance, and code enforcement activities which support other revitalization activities
- Historic restoration, rehabilitation and preservation for physical structures and infrastructure in a defined downtown business district

Downtown Revitalization Overview

Ineligible Activities generally include

- Buildings, or portions thereof, used predominantly for the general conduct of government cannot be assisted with CDBG funds.
- General government expenses cannot be paid with CDBG funds, except for documented local government administration of the CDBG project.
- CDBG funds cannot be used to pay for facilities or equipment used for political purposes or to engage in other political activities

Downtown Revitalization Overview

Ineligible Activities generally include

- The purchase of equipment with CDBG funds is generally ineligible
- The general rule is that any expense associated with repairing, operating or maintaining public facilities, improvements and services is ineligible.

Downtown Revitalization Overview

2008 DTR CDBG Communities

Cozad

Gothenburg

Nebraska City

Sidney

Wayne

Questions?

Downtown Revitalization Overview

Contact Information:

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<http://www.neded.org/files/crd/2008/CDBG/2008%20Downtown%20Revitalization%20Pre-App.pdf>