



City of Clinton Pre-Application CDBG Downtown Revitalization Grant

The City of Clinton will review the applications submitted to determine the project most likely to meet all criteria required. All applications will be need to be submitted by August 1st. The owner will be notified if selected. There is only one application per year (pursuant to Iowa Economic Development Authority guidelines).

The IEDA (Iowa Economic Development Authority) CDBG (Community Development Block Grant) DTR (Downtown Revitalization) Grant is a maximum award of \$650,000. The City cannot apply if there are open CDBG DTR or CDBG Upper Story Revitalization Grants.

The project must meet the U.S. Department of Housing and Urban Development's Slum and Blight National Objective.

- To meet this objective, the application must document the extent or seriousness of deterioration in the area to be assisted, showing a clear adverse effect on the well-being of the area or community and illustrating that the proposed activity will alleviate or eliminate the conditions causing the deterioration.
- A comprehensive building survey as well as a City resolution is necessary to meet this national objective.
- The National Objectives: To qualify under this category, the area in which the activity occurs must be designated as slum or blighted. The following tests apply:
 - The designated area in which the activity occurs must meet the definition of a slum, blighted, deteriorated or deteriorating area under state or local law; Additionally, the area must meet either one of the two conditions specified below:
 - Public improvements throughout the area are in a general state of deterioration; or
 - At least 25 percent of the properties throughout the area exhibit one or more of the following:
 - Physical deterioration of buildings/improvements;
 - Abandonment of properties;
 - Chronic high occupancy turnover rates or chronic high vacancy rates in commercial or industrial buildings;
 - Significant declines in property values or abnormally low property values relative to other areas in the community; or
 - Known or suspected environmental contamination.
 - Documentation must be maintained by the grantee on the boundaries of the area and the conditions that qualified the area at the time of its designation. The designation of an area as slum or blighted must be re-determined every 10 years for continued qualifications.
 - Finally, eligible activities must address one or more of the identified conditions that contributed to the deterioration of the area.
- There must be between 6-8 buildings included in the grant. The total of buildings is based on addresses or assessor site. The Downtown SSMID will be able to assist with the selection of building(s).

The City of Clinton would be the IEDA applicant, with approval by the Council.

It is important to note that even if the City of Clinton accepts your application, IEDA will follow their application review and may not allow the application to move forward.

Criteria required for the City to consider your pre-application:

- A. Owner(s) name:
- B. Owner address:
- C. Building Address:
 - a. Length of ownership for subject property:
- D. Building Photos (interior and exterior) Attached:
- E. Building must be an “Underutilized Building”, a building that is vacant or mostly vacant, is blighted or severely deteriorated, and contains potential safety hazards including structural instability, code non-compliance, vermin infestation, or vandalism or generally unsafe conditions. The building may or may not be considered a public nuisance. *I hereby acknowledge that the building qualifies as an underutilized building (indicate by typing/signing name).*
- F. Brief description of the project planned property use when remediation is completed. Be sure to include all areas for remediation or redevelopment to the extent that the expenditures are attributable directly to the remediation or redevelopment.
- G. Describe what is driving the project locally. Include how remediation specifically fits into a plan for the City and how this remediation will be a catalyst for economic development.

H. What is the proposed future use of the property?

I. Describe the impact the CDBG DTR grant will have on this project:

J. Financial Commitment from owner to ensure project success:

- a. Owner to sign a commitment letter / Financial Commitment prior to the grant being prepared for submission to the IEDA. *I understand and acknowledge that a signed commitment letter is required prior to grant application (indicate by typing/signing name).*
- b. Owner to be prepared to hire an architect to provide plans/designs and cost analysis of the project prior to the grant application being approved by the City. The Downtown SSMID will be able to provide examples for applicant's review. *I hereby understand that I will need to hire and pay for an architect to provide plans/designs for my project prior to grant application (indicate by typing/signing name).*
- c. The owner will be required to provide matching funds of 15% - 25%, or more, based on the total cost of remediation. *I have the financial ability to provide matching funds of 15% - 25%, or more, and agree and acknowledge the requirement to do the same.*
- d. The total amount of matching funds I can provide is (listed as either a percentage of project cost or the dollar amount of the match):

I have thoroughly read and understand the commitment of a pre-application for a Catalyst Grant with the City of Clinton.

Signature of Property Owner

Date