



Community Catalyst Building Remediation

Pre-Application to City of Burlington

Through the Community Catalyst Building Remediation Program, the Iowa Economic Development Authority (IEDA) will provide grants to communities for the redevelopment, rehabilitation, or deconstruction of buildings to stimulate economic growth or reinvestment in the community. Strong applications will show the potential of catalytic economic growth in the community; improve appearances and safety; make use of underutilized property, exhibit appropriate design standards; and be well-funded. Economic growth may include the creation of additional jobs, growth of new or existing businesses, development of new housing units, increase property values, or potential population growth.

“Community catalyst” means a building or buildings which, if remediated, would stimulate additional economic growth or reinvestment in the community, especially private sector financial investment. A community catalyst project will be expected to have a significant positive impact on the community.

- Economic growth may include: creation of additional jobs, growth of new or existing businesses, development of new housing units, increased property values, potential population growth and demonstrate public/private sector investment.
- Building located in an area central to the city’s economic development activities and a priority for the city.
- A community catalyst project will be expected to have a significant positive expected impact on the community.
- The catalyst grant is essential to the project.

- Maximum grant: \$100,000

- Funds available for the rehabilitation of one commercial building per community or two buildings with same ownership that are adjacent
- Deconstruction is allowed in dire situations or for safety reasons
- City must be the applicant and provide financial and/or in-kind resources

Additional Information: <https://www.iowaeda.com/downtown-resource-center/community-catalyst/>

Submit the Pre-Application to the City of Burlington by:

Tuesday, December 7, 2021, at 2:00 PM.

Submit Pre-Application to:

Community Development Department, 400 Washington Street, Burlington, IA 52601

Questions – Eric Tysland, Community Development & Parks Director
(319) 753-8158
tyslande@burlingtoniowa.org

Submit the following information to the City of Burlington. Provide one page response for questions 1-7, no more than two pages total for response to questions 8-12, and one page for response to questions 13-14.

1. Applicant:
 2. Contact:
 3. Address:
 4. Phone:
 5. Email:
 6. Location of Project:
 7. Ownership Status of Building / Site:
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8. Description of project (work to be completed) and property use when project is complete:
9. Describe how this project will be a catalyst for other economic development in the area or community:
10. Describe the impact the catalyst grant will have on the project:
11. Ability to start the project promptly if awarded catalyst funds and ability to complete the project in a timely manner.
12. Answer **Yes** or **No** to the following items and describe how or why this answer was selected.

Planned Project Will Include:	Yes / No	Comments / Explanation
Creation of Additional Jobs		
Growth of New or Existing Business		
Development of New Housing Units		
Increased Property Values of the Project		
Potential Population Growth		
Public/Private Sector Investment		
The building will be located in area central to the City's economic development activities		
Project will be a Model/Stimulant for additional projects		
The selected building is a priority for the City		
The Catalyst Grant Essential to the Project		

13. Provide information on funding for the proposed project.

Source of Funds	Amount	Commitment Status	Conditions/Additional Information
Community Catalyst Grant			
Other Grant			
Other Grant			
City Financial Contribution			
City In-Kind Contribution			
Other Funding			
Other Funding			
Total Budget			

14. Provide preliminary, estimated construction costs to complete the proposed project.

Construction Costs	Costs – (Labor / Materials)
	<i>Provide Preliminary Estimates for Project</i>
Construction - Exterior	
Construction - Interior General Carpentry	
Construction - Mechanical, Electrical, Plumbing	
Construction - Interior Finishes	
Other -	
Other -	
Total Budget	

The City will select the sub-applicant to move forward for formal application to the Iowa Economic Development Authority (IEDA). If selected to apply for the Community Catalyst Grant Program through the City of Burlington, additional details and project information will be required to complete the application to IEDA. The selected sub-applicant will be required to provide all information as required by IEDA for their Pre-Application, and if selected by IEDA to move forward, for their Full Application.

The mandatory pre-application process to IEDA will precede the official grant application. Pre-applications are required to answer yes to seven (7) or more items in question 12 above in order to be selected by IEDA to apply for the Full Application. Full applications are by invitation only from IEDA, after their approval of the pre-application. Scoring Criteria for the Full Application as utilized by IEDA can be found below.

Selected sub-applicant will work with City to complete the Pre-Application to submit to IEDA by the grant deadline of **January 28, 2022**.

If IEDA selects the project to apply for a Full Application, the application deadline is April 15, 2022.

IEDA – Grant Application Scoring Criteria

Community Catalyst Building Remediation Program Grant Full Application Scoring Criteria

Project Impact: Proposed remediation will exhibit strong impact on the community and the downtown. Project will be a catalyst for economic development, improve the appearance of the site and community and perhaps the safety of its immediate locale. The impact of the award is critical to project success.

30 Points Maximum:

A strong application will:

- Will clearly describe the proposed remediation
- Includes a detailed scope of work for the project that also outlines the specific areas of the project that will be funded with the grant.
- Will affect/impact its district and the community in a positive way.
- Will improve the appearance of the district/community.
- Will improve safety in the downtown/district.
- Will be a catalyst for economic development.
- Involves an extremely important (perhaps landmark) building in the downtown.
- Involves a complete rehab of a building (entire building).
- Will clearly show what economic development will occur as a result of the project.
- Will be a catalyst for other building development in proximity to the project address.
- Complements additional activity in the downtown or relevant district.
- Make use of a property that is largely underutilized (vacant).
- Will at the very least bring a building to a “white box” stage of development.
- Involve a building in an extremely important location such as the heart of the downtown, an entrance to the community, etc.

A weak application will show no or little economic impact on the downtown, district or community based on the project scope or the community’s potential for economic growth. The project will not be a component of the community’s planning efforts. Future use of the site is unknown or questionable. The site location is not prominent and will have little impact on economic development.

Project Appropriateness: Proposed remediation will use appropriate rehabilitation practices and techniques, fit into pertinent community goals and logically explain reason for project.

10 Points Maximum:

A strong application will:

- Justify the remediation and how the determination was made.
- Explain what financial/feasibility analysis has been completed to justify the remediation.
- Describe how the remediation addresses the property.
- Describe how the approach is suitable for this building.
- Thoroughly explain treatment of significant features of the building.
- Exhibit sympathetic treatment of historic structures.
- Describe how remediation will lead to other catalytic projects.
- Show appropriate recycling and diversion of materials from the landfill. Includes remediation plan, including abatement of hazardous materials such as asbestos.
- Shows that the project clearly fits into development plans for the city/downtown.
- Shows that there is support for the project from the City, property owner and community.

A weak application will not make a case for the appropriateness of the proposed remediation. Little or no community support for the project is shown.

Project Funding/Partnerships: Proposed project will exhibit ample and reasonable funding from a number of sources. Likely project partners are identified and defined.

10 Points Maximum:

A strong application will:

- Show solid estimates of proposed work based on project plans.
- Show excellent match from local entities such as property owner and city.
- If in-kind support is used, specifically show sources matched up with specific element of project. All in-kind support is legitimate.
- Complete financial form in its entirety.
- List any other financial incentives/programs that are being used on the project.
- Clearly define property owner’s involvement and interest in getting project done.
- Clearly defines other individual or organizational partnerships to get project done.

A weak application will fail to identify funding sources necessary to carry out the project. In-kind support will be poorly defined. Numbers do not add up. Applicants does not consider additional funding sources. Involvement by property owner is not known. Lack of organizational partnerships.

Sustainability/Smart Growth Principles: Proposed remediation promotes sustainability and smart growth principles including the goals and intended outcomes of the project relative to green development/sustainable development practices.

Required

A strong application will:

- Promote sustainability and smart growth principles.
- Clearly state goals and intended outcomes relative to green development/sustainable development practices.
- Describe how project will meet the IEDA Green-Streets Criteria.

A weak application will show little or no adherence to smart growth principles or green streets criteria.

Scores:

Project Impact (0-30 Points)	_____
Project Appropriateness (0-10 Points)	_____
Project Funding/Partnerships (0-10 Points)	_____
Total Score	_____

Sustainability/Smart Growth Principles - Required but Not Scored