

# Community Catalyst Building Remediation Program



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Iowa Economic Development Authority

# Community Catalyst Building Remediation

- Part One
  - Program Definition, Eligibility, Funding Decisions, Timeline & Scoring (Pre & Full application)
- Part Two
  - Appropriate Design
- Part Three
  - Wrap Up

# What Worked



Textile Brewing, Dyersville



The Hair Company, Stanton

# What Worked

## Atkins pop. 1933



# Community Catalyst Building Remediation

This grant program assists communities with the redevelopment or rehabilitation of buildings to stimulate economic growth or reinvestment in the community.

## Program Definition & Eligibility

- Provides financial assistance to cities for redevelopment of vacant buildings
- Must stimulate economic growth
- Strong application will be a catalyst for additional growth
- Exhibit appropriate design
- Be well-funded and demonstrate partnerships

## Program Details

- Applicant must be a city
- Grant \$100,000
- 40% of funds will be awarded to cities with populations under 1,500
- Mandatory pre-application process
- Applications are by invitation only
- City must provide financial resources

# Community Catalyst Building Remediation

“Project” - proposed plan for remediation of underutilized buildings in a city

- Must include at least one building but no more than two.
- For two buildings to be considered part of the same project, the buildings must be contiguous and under same ownership.
- All buildings to be remediated must be included in the proposed plan upon application, and the plan must demonstrate the steps necessary to further remediation and redevelopment efforts in a comprehensive and coordinated manner.

# Community Catalyst Building Remediation

“Costs directly related” - expenditures incurred for acquisition, deconstruction, disposal, redevelopment or rehabilitation of a community catalyst to the extent that the expenditures are attributable directly to the remediation or redevelopment of the community catalyst building project.

# Community Catalyst Building Remediation

- » Use of funds defined in the “Scope of Work”
  - Applicant shall use funds only for reimbursement of costs directly related to the project. The authority may require documentation establishing actual costs incurred for a project. Failure to use funds for reimbursement of costs directly related to a project shall be grounds for default under the agreement.
  - The authority shall coordinate with the applicant to develop a plan for the use of the grant moneys that is consistent with the community development, housing and economic development goals of the city.
  - Agreement terms shall be consistent with the plan developed.

# Community Catalyst Building Remediation

- » Provides financial assistance to cities for the redevelopment or remediation of underutilized buildings.
  - Amount of assistance awarded determined by the authority
  - Each applicant shall receive no more than one grant per project, per fiscal year
  - Maximum grant amount per applicant per fiscal year shall not exceed \$100,000
- » Authority shall allocate 40 percent of moneys to funding grants to cities with populations less than 1,500.

# Community Catalyst Building Remediation

## » Funding decisions

- Staff review
  - Each application will be reviewed and scored.
  - Scores assigned will be referred to the director with a recommendation for funding, including the amount.
- Director's decision
- Minimum score required (60 of 100 possible points)
- Notification

# Community Catalyst Building Remediation

## » Contract required

- The authority shall enter into an agreement with each city for the receipt of a grant and must state the terms.
- The authority may negotiate the terms of the agreement.
- Applicant shall execute the agreement before funds are disbursed.
- Development agreement required between city and private owner prior to payment of any claim.

# FY 2024 Application Cycle

- » All pre-applications and applications submitted through Iowa Grants @ [iowagrants.gov](http://iowagrants.gov)
- » Pre-applications open now
- » Pre-applications must be submitted by January 29, 2024, to be considered eligible for this fiscal year's funding cycle
- » Applications are by invitation ONLY
- » Application Deadline: April 15, 2024
- » Announcement: June 2024
  - Project Commencement: after award letter from IEDA
  - Project Completion: 24 months after award

## 2024 Application Cycle

- » One application per Iowa Community
  - Total Fund: \$1,000,000
  - Grant Maximum: up to \$100,000
  - Grants: Reimbursement basis
  - Two grant draws/requests for funds allowed. Mid-progress draw **CANNOT** exceed 60% of total award
  - Costs incurred before project commencement cannot be included as part of the grant reimbursement

## Pre-Application – City must be the applicant!

- » Brief project description
- » Describe what is driving the project locally
- » How and why was this building selected
- » Describe the impact of the catalyst grant on the project
- » Total dollars applied for and estimated total project cost
- » City's financial contribution and/or in-kind contribution
- » Property owner's contribution
- » Attach city map with project address identified
- » Attach photos of the building/site
- » If property/building is owned by a private owner, who is that owner? (provide details)

# Community Catalyst Building Remediation

- » Existing Building (0-10 points)
  - » Building Improvements (0-20 points)
  - » Economic Impact (0-30 points)
  - » Project Funding, Budget, and Partnerships (0-30 points)
  - » Impact on Area/District (0-10 points)
- 
- » **Total Score (0-100)**
  - » Must score 60 points minimum to be considered for funding

# Community Catalyst Building Remediation

## Required Documents

- » City Letter of Support
- » Map of Downtown and Existing Photos
- » List and description of any additional contractual liabilities
- » Financing/Loan Commitment Letters/Pro Formas
- » Grant Award Letters

# Community Catalyst Building Remediation

## » Emergency project applications

- Cities that identify projects that present a unique and immediate threat or opportunity may apply for funding at any time.
- A “unique or immediate threat” includes unforeseen challenges or problems that could result in catastrophic failure of a building’s structural system and overall integrity.
- A threat includes various acts of nature, such as flood, fire or storm damage, or sudden and unexpected structural failures, such as partial wall collapse.
- Deferred maintenance will not be considered an immediate threat.
- A “unique or immediate opportunity” is a time-sensitive remediation project that is reasonably expected to result in economic growth.

Community Catalyst Building Remediation grants help communities redevelop or rehabilitate buildings to stimulate economic growth and reinvestment.

- All 941 Iowa Cities are eligible
- City must be the applicant and must provide \$\$\$
- Nearly \$25,000,000 grants invested in five fiscal years
- Approaching 250 funded projects
- 40% of funds must be allocated to cities under 1,500 pop.

# Developing a Catalytic Rehab Project

Nick Sorensen, Real Estate Development Specialist

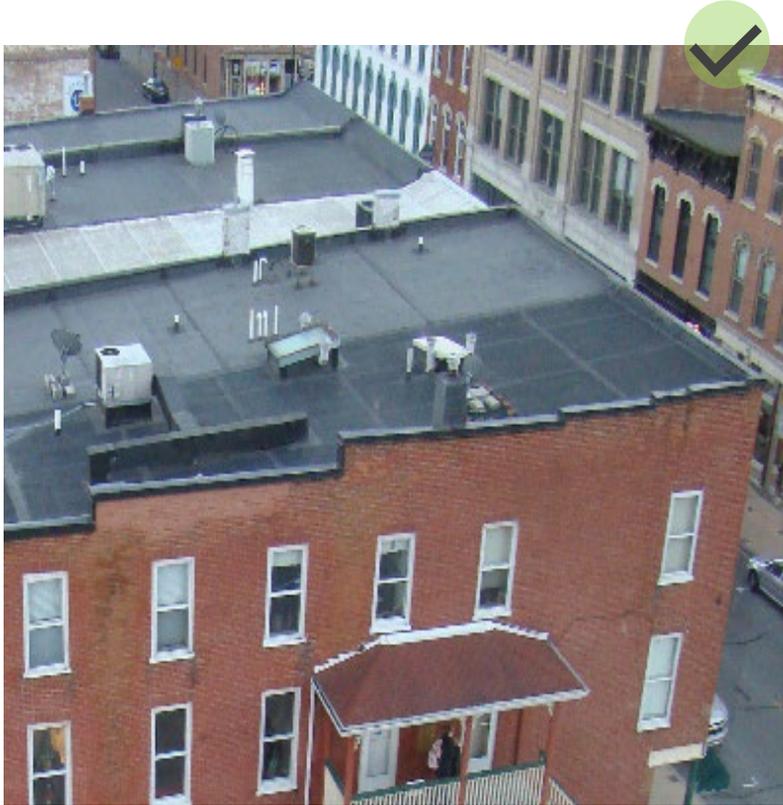
# Good Rehab Basics

- » Take Care of the Building Envelope
  - Good Roofs/Drainage
  - Treat Masonry Properly
  - Windows
- » Good Basic Design
  - Good Storefronts
  - Respect the Building's Character and Integrity
- » Utilize the Full Building
  - Commercial Interiors
  - Upper Stories



# Rehab Basics

- » Take Care of the Building Envelope
  - Roofs/Drainage



# Rehab Basics

- » Take Care of the Building Envelope
  - Treat Masonry Properly



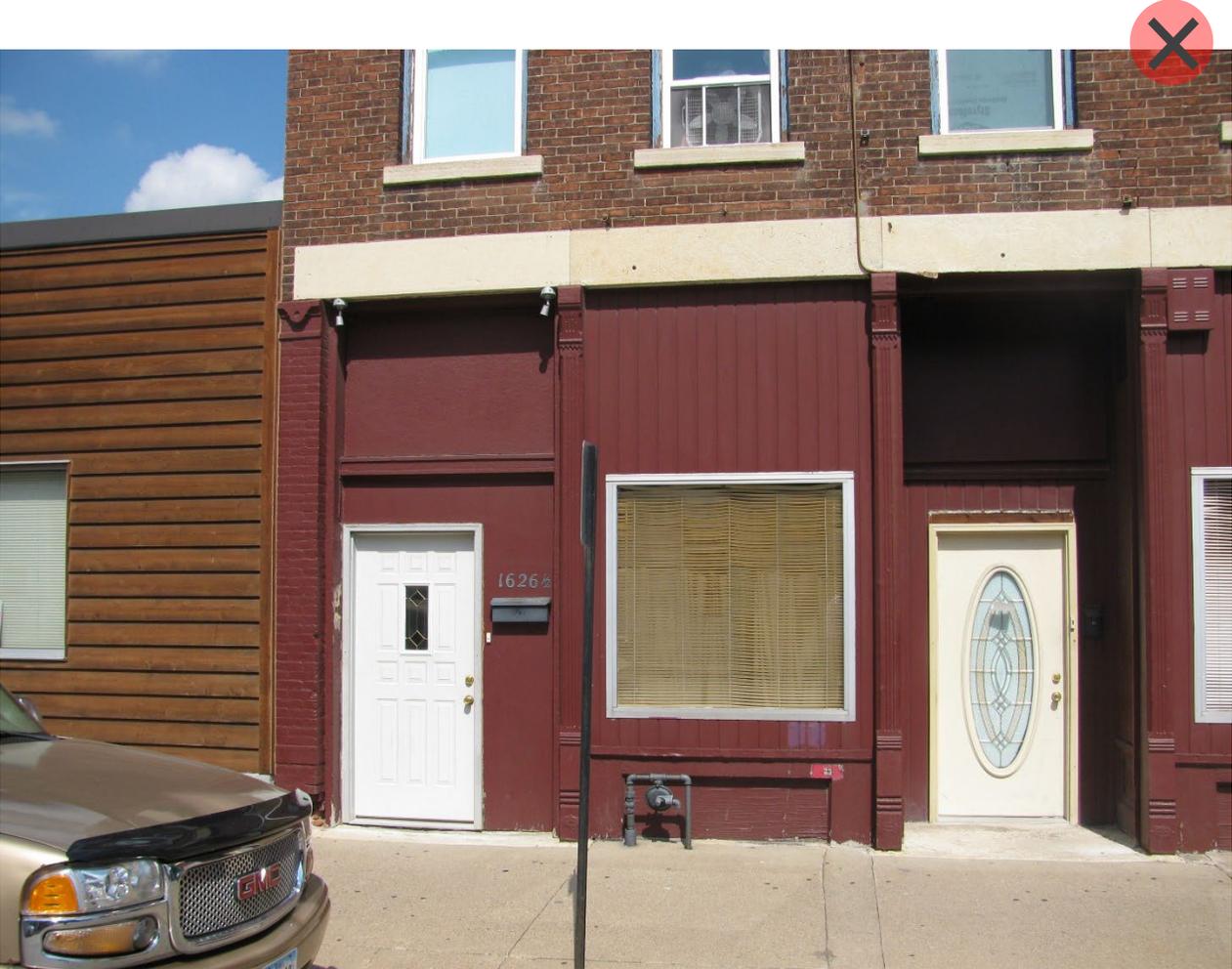
# Rehab Basics

- » Take Care of the Building Envelope
  - Windows



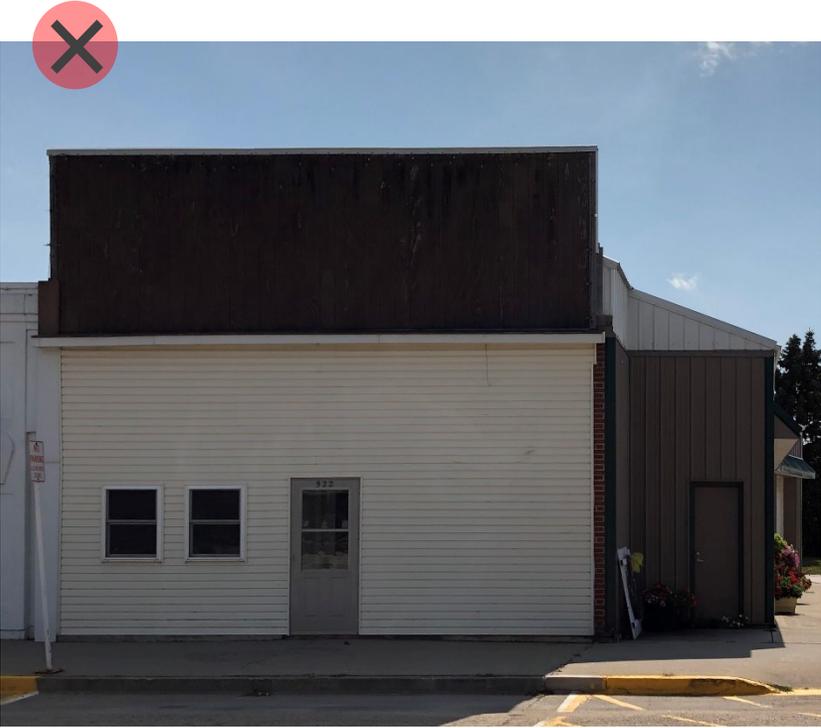
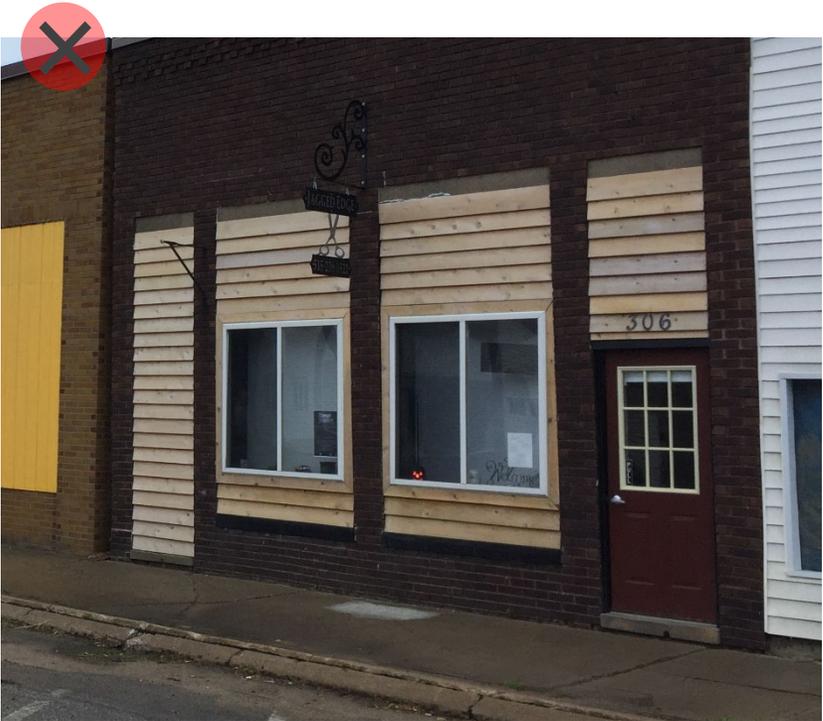
# Rehab Basics

- » Good Basic Design
  - Storefronts



# Rehab Basics

- » Good Basic Design
  - Appropriate Materials



# Rehab Basics

- » Good Basic Design
  - Retain and respect the building's historic character



# Rehab Basics

- » Utilize the full building
  - Commercial Interiors



# Rehab Basics

- » Utilize the full building
  - Upper Stories



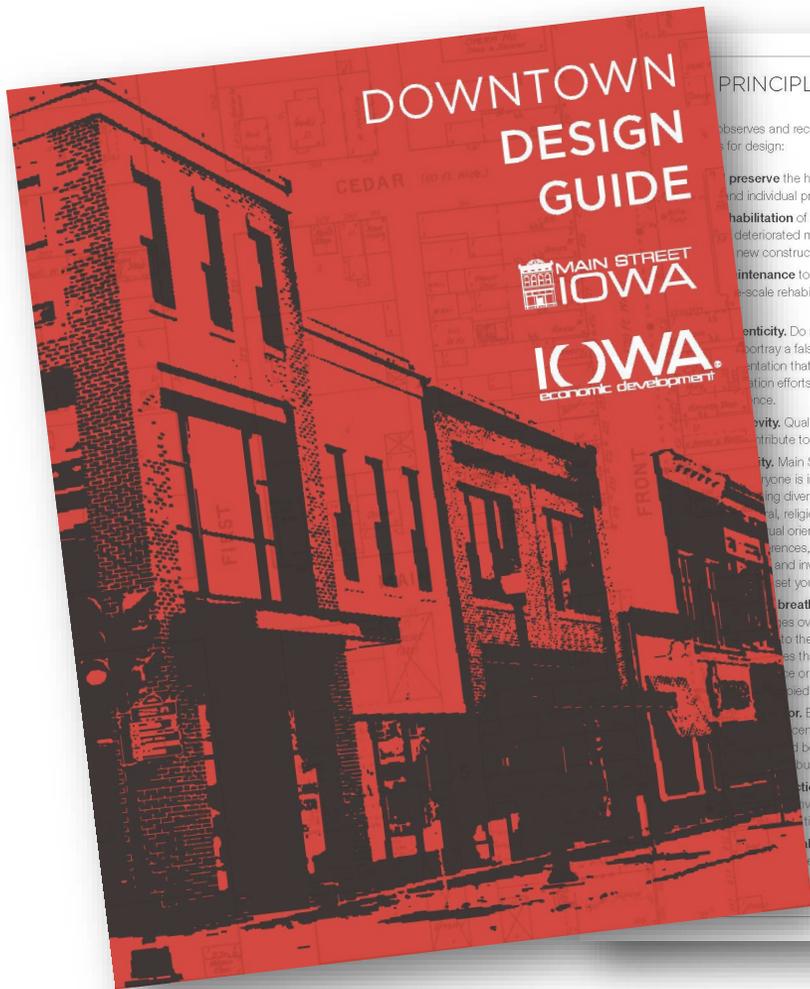


*Senior Center, Woodbine*



*Kendall Building, Jefferson*

# IOWA DOWNTOWN DESIGN GUIDE



## PRINCIPLES FOR

observes and recommends the for design:

**preserve** the historic character of and individual properties.

**rehabilitation** of existing buildings deteriorated materials and new construction or replacement.

**maintenance** to prevent the need for large-scale rehabilitation or demolition.

**authenticity.** Do not add features to or portray a false sense of history, or documentation that never existed. Documentation efforts on documentation.

**durability.** Quality materials and contribute to resilience.

**diversity.** Main Street should be where everyone is included and feels welcome. Diversity can include age, race, religion, generational, sexual orientation and abilities, among others. It creates a vibrant and inviting experience for everyone and sets your community apart.

**breathing community.** Buildings age over time if they have a connection to the building. This connection is what has gained their value and are necessary to keep them loved and thriving.

**context.** Embark on new projects in mind, and be compatible with existing buildings.

**incentives.** Sustainability is a goal, but can be achieved in a way that is compatible with the environment but can be achieved in a way that is compatible with the environment but can be achieved in a way that is compatible with the environment.

**II. Make sure that everyone can enjoy downtown Iowa.**

DOWNTOWN DESIGN GUIDE



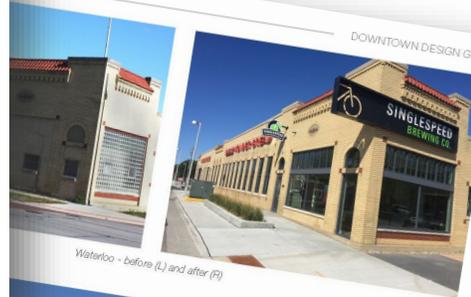
Waterloo - before (L) and after (R)



Image: Brad Grefe

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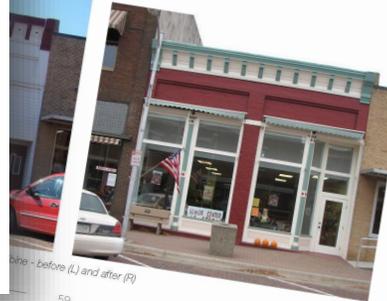
DOWNTOWN DESIGN GUIDE



West Union - before (L) and after (R)



Wino - Before (L) and after (R)



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[www.iowaeda.com/downtown-resource-center/networking/](http://www.iowaeda.com/downtown-resource-center/networking/)

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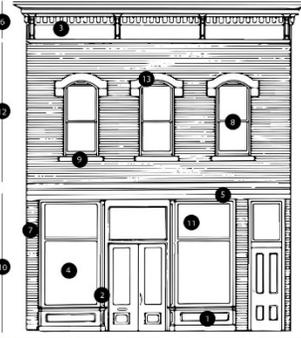
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### GLOSSARY

- Bulkhead** – The area on the storefront between the sidewalk and display windows. Typically made of wood, tile or metal.
- Column** – A vertical element that supports part of a building or structure.
- Cornice** – The projecting, decorative molding forming the top band of a building wall. May also appear at the storefront level.
- Display Window** – The main areas of clear glass on a storefront behind which goods are arranged.
- Lintel** – A structural beam spanning over a door, window or storefront system opening.
- Parapet** – A low solid stone or brick wall at the top of a building projecting above the roof.



# How can the design guide be utilized in your community?

1. Voluntary / Advisory
2. Incentive Based
3. Mandatory / Regulatory



# What works & What doesn't

Jim Engle, Team Leader, Iowa Downtown Resource Center

What worked  
Adair pop. 781

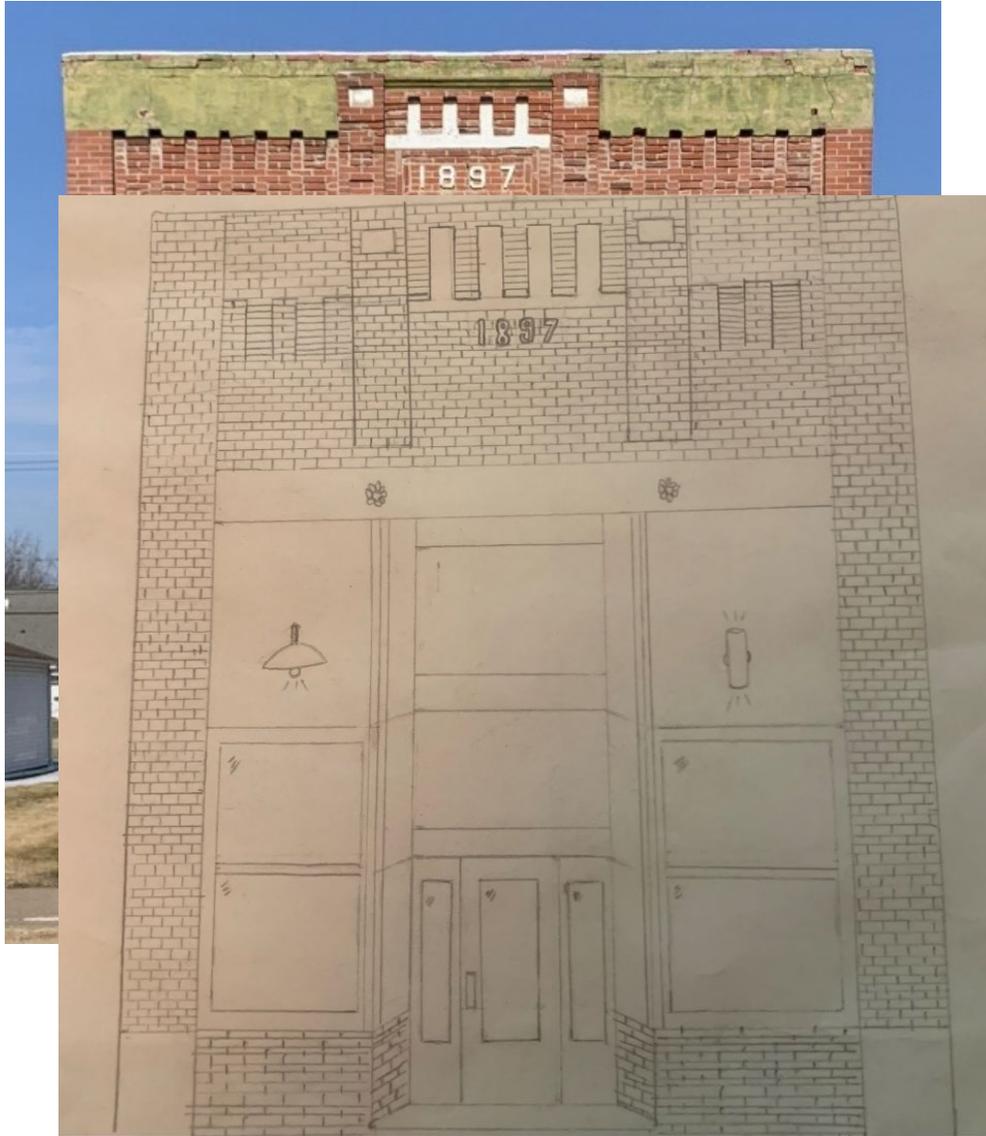
IOW  
economic development



What worked  
Casey pop. 401



# Proposed Designs are Critical



# Community Catalyst Building Remediation Program

What didn't work:

- 1) An application without plans/rendering
- 2) No or lousy photos
- 3) Location: Building is in an area that will not spur further development

# Community Catalyst Building Remediation Program

What didn't work:

- 4) Surprisingly, low-cost estimates
- 5) Building use should be a catalyst;
  - office remodeling
  - limited business hours
  - vacancy with no thought about use
  - already strong business tenants

# Community Catalyst Building Remediation Program

What didn't work:

- 6) Applicant with little or no personal investment.  
-And/or little or no city support
  
- 7) Just another great project. Is this the project that will be a downtown catalyst. Or, has that already happened?

# Community Catalyst Building Remediation Program

What didn't work:

- 8) Project does not address total building
- 9) Blah. Blah. Blah. Too much repetitive information. Just tell us what we need to know.
- 10) Demolition: Eligible, but perhaps not competitive

# **Wrap-up**

**Jim Thompson,  
Downtown Economic Development Specialist**

# Downtown Loan Guarantee

- » Project must be eligible for community catalyst grant & include housing
- » Must comply with a design review
- » Loan may include acquisition or refinance, but must include rehab
- » Loan must include at least 25% in rehabilitation
- » Guarantee can be used for construction and/or permanent financing
- » Lender must be federally insured financial lending institution
- » Loan is solely for the bricks and mortar project

# Downtown Loan Guarantee

- » IEDA will guarantee:
  - Loans under \$500,000, up to a 50% loan guarantee
  - Loans under \$500,000, up to a maximum loan guarantee of \$250,000
- » Must be secured by a mortgage against the project property
- » Loan to project cost no more than 90%
- » Guarantee is for 5 years, but may be extended an additional 5 years
- » One-time initial fee of 0.50%
- » Not transferable



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