

PROPERTY OWNER PROGRAM CERTIFICATIONS

I understand that:

- Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) Commercial Building Facades (CBF) dollars can *only* be spent on exterior façade work. The scope cannot redesign your storefront layout, only rehab/replace it.

Initial: _____ Date: _____

- Furthermore, planning to use any CBF funds at a particular property means that **any funding source (including owner's dollars)** being applied to that property for *any* physical rehab/improvement (inside or outside the CBF scope of work) must follow *all* CBF rules.

Initial: _____ Date: _____

- The time period for following those rules **starts when the City submits the application to IEDA** and runs until IEDA closes out the award at the end of three years.

Initial: _____ Date: _____

- During this time period, any routine maintenance not included in the table on the following pages and not pre-approved at time of award by IEDA must be cleared by IEDA prior to execution. Routine maintenance is a necessary fix (narrow in scope) to a new problem that allows the building to continue to function. It does *not* mean fixing/repairing/addressing a pre-existing issue that has been put off or implementing an upgrade/change out of preference rather than need.

Initial: _____ Date: _____

- During this time period, other than routine maintenance as described above, any property rehab or improvements (interior or exterior, including the grounds) are subject to IEDA review and approval. Therefore, property owners must agree to a) include the scope of work in the environmental/historic review, and b) if approved is received, follow all CBF rules in the execution of the work. **Any rehab or improvements proposed after the environmental/historic review will not be allowed to take place**, regardless of funding source or intention to comply with CBF rules.

Initial: _____ Date: _____

- The first of only two possible exceptions to this would be for emergency repairs, the need for which results from a natural disaster or building failure that is a time-sensitive, public health and safety concern. In such cases, immediate short-term, temporary mitigation is allowed while alerting IEDA and awaiting IEDA approval to perform long-term repairs without being subject to the CBF federal rules.

Initial: _____ Date: _____

- The second of only two possible exceptions is that any pre-planned work on the property may go forward if there was a written and signed agreement between contractor and property owner and if that agreement is uploaded as part of the application that the City submits to IEDA.

Initial: _____ Date: _____

- Regarding transfer of ownership: no sale or transfer of ownership of a property included in a CBF application may take place during the time period between the date the City submits the application to IEDA and the date IEDA gives environmental/historic approval (i.e., "Release of Funds."). Failure to comply with this requirement will result in the property being ineligible for any grant funding.

Initial: _____ Date: _____

- Regarding property owners who are also contractors in the construction trades: A property owner, even one licensed in the state of Iowa, a) cannot be the general construction contractor for the CBF project, and b) can only be a subcontractor if s/he does not perform grant scope of work on his/her own building.

Initial: _____ Date: _____

Property owner plans for property:

What are your plans to maintain and improve your property over the next five years? From the time that the City submits the application for CBF funding, until the time IEDA closes the award with the City multiple years later, your property is subject to state and federal CBF rules. Therefore, historically no other work has been allowed on site, in order to prevent the burden of compliance that would be placed on all parties. However, IEDA is open to reviewing requests for non-grant work and allowing it to proceed on a case-by-case basis, assuming the following parameters are met:

- First, all planned work regardless of funding source, including your own, and even if it has nothing to do with the grant project, must go through the environmental/historic review process and receive approval from IEDA.
- Second, it also must comply with public/competitive procurement and adhere to federal laws such as Build America, Buy America; Davis-Bacon prevailing wage; Section 3; and lead-based paint regulations, etc.

Any plans for work during this period that are *not* reported prior to the environmental/historic review process will *not* be permitted. *Choosing to undertake the work anyway and/or failing to comply with the federal laws would jeopardize your participation in the grant program.*

Fill out this table and then sign and date below. Expand sections as necessary for space.

CDBG Commercial Building Facades Application: Property Owner Insert

Work Planned in Year:	Anticipated routine property/building maintenance	Planned property rehab or improvements (exterior/grounds)	Planned property rehab or improvements (interior)
2026			
2027			
2028			
2029			
2030			

Owner printed name: _____

Owner signature: _____

Date: _____

Building address: _____