

# **Burt County Economic Development Corp. (BCEDC)**

## **Demolition Program Guidelines and Application**

### **For Residential or Commercial Properties**

**Purpose** – The goal of the BCEDC Demolition Program is to assist eligible communities and/or individuals to demolish blighted and substandard structures for future development. The program was funded by two separate grants from the Donald E. Nielsen Foundation and will be run through BCEDC. The Board of Directors of BCEDC is responsible for the establishment of the following guidelines.

**Property Eligibility** – The structures to be demolished will be located inside city limits of the communities of Burt County.

#### **Applicant Eligibility**

1. Application must be submitted by owners of property or by the governmental entity
2. Because additional points are awarded on the grant application for those that have plans for the property after demolition, the applicant must identify plan for the demolished property, including, but not limited to:
  - a. Rebuilding or selling lot for a new home or business
  - b. Donating the lot to the community for future improvements
3. If the applicant reports to be rebuilding, it will need to be completed within two (2) years of completion of demolition and site preparation. If not, the owner agrees to refund the demolition grant.
4. Property owner must be willing to obtain and sign demolition permit from city/village (if applicable) and the grant application from BCEDC.

**Unit Characteristics** – Only vacant, blighted structures will be eligible for demolition. Prior to demolition, the unit will be determined vacant, with a clear title – no liens or assessments.

**Definition of Blighted Structured** – This definition includes any residential or commercial structure or any other part of that residential/commercial structure including but limited to a garage or outbuilding, which because of the effects of fire, wind, flood or other natural disaster; because of physical deterioration; or because of demolition or partial demolition, not carried out to completion, within a reasonable time. This structure is not habitable as a dwelling, or in the case of a non-dwelling structure, is no longer useful for the purpose for which the non-dwelling structure was intended and which has been designated by the community's code enforcement agency and/or the Board of Health as detrimental to the public health or safety in its present condition and use.

**Request for Proposals** – The demolition program will utilize a request for proposals (RFP) process during the initial funding period to determine what properties will be demolished. BCEDC Board of Directors will utilize the RFP process to score and rank properties by pre-

determined criteria. Once the properties have been scored and ranked, the board will start allocating funding based on the ranking. The BCEDC Board of Directors can decide, after the initial funding cycle, to begin accepting grant applications as submitted in a timely fashion.

**RFP Scoring Criteria (150 pts)**

1. Willing property owner	10
2. Community has building codes	10
3. Community enforces building codes	10
4. Community has zoning ordinances	10
5. Community has a redevelopment plan for sites	20
6. Economic Impact (project ready to go)	30
7. Cost of demolition	25
8. Matching funds	25
9. Property taxes are paid and current	10
Total	150

**Environmental Review** – All inspections must be completed according to the community guidelines in which the building is located.

**Financial Assistance** – 50% of total demolition cost will be granted for each approved **residential** project. A maximum of \$15,000, or 50% of the total demolition costs will be granted for each approved **commercial** project. Each community can receive funding for a maximum of two (2) structures per funding cycle, as long as the funding allows and the funding cycles are being used. The Board may choose to accept grants beyond the first funding cycle as received.

**Repayment Clause** - A city can qualify for a demolition grant even if they are not the property owner. If the city receives payment through a lien for the entire demolition cost, they are required to then repay the demolition grant.

**Compliance with Requirements Lead-Based Paint and Asbestos Regulations** – The applicant must follow State of NE Asbestos regulations in conjunction with this project. Property owners must provide the final inspection reports from a certified inspector. If asbestos is present, a copy of the delivery/disposal report must also be provided to the BCEDC Board of Directors.

**Demolition Process** - Upon decision by the BCEDC Board of Directors to fund demolition projects, the following steps will be taken:

1. Property is inspected and deemed blighted by community building representative
2. Contractor selected
3. Demolition Permit Application turned into BCEDC office, including estimates and pictures
4. Application approved by BCEDC Board of Directors
5. Demolition of property occurs, must be completed within 6 months of grant approval
6. Property is inspected by community building representative
7. Payment is approved when receipts are submitted and/or verified