

KSRE's First Friday E-Call

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Rural Downtown Revitalization

Kelly Gourley

Lincoln County Economic Development Foundation

LcedfDirector@Outlook.com

785-524-8954



Downtown Revitalization
=
Historic Preservation
=
Economic Development

(Definitions are different but the results
are the same.)

**Let's first talk about
Historic Designation.**

Why Historic Designation?

- Marketing and promotion
- There are no significant financial incentives available for your average downtown property owner *except* for those related to historic preservation.
 - State and federal historic tax credits
 - Historic Preservation Fund grants
 - Heritage Trust Fund grants



Process for Designation?

- Process for designation
 - Step 1 – Survey (a study to determine eligibility)
 - Step 2 – Nomination (formal application process)
- How to get to designation?
 - Option 1 – “DIY” designation
 - Option 2 – Hire a consultant
- What to designate?
 - Downtown Lincoln
 - Downtown Sylvan Grove
 - Lincoln’s City Park
 - Old Lincoln High School
- Our cost for all that?
 - Survey - \$20,000
 - Nomination - \$18,500

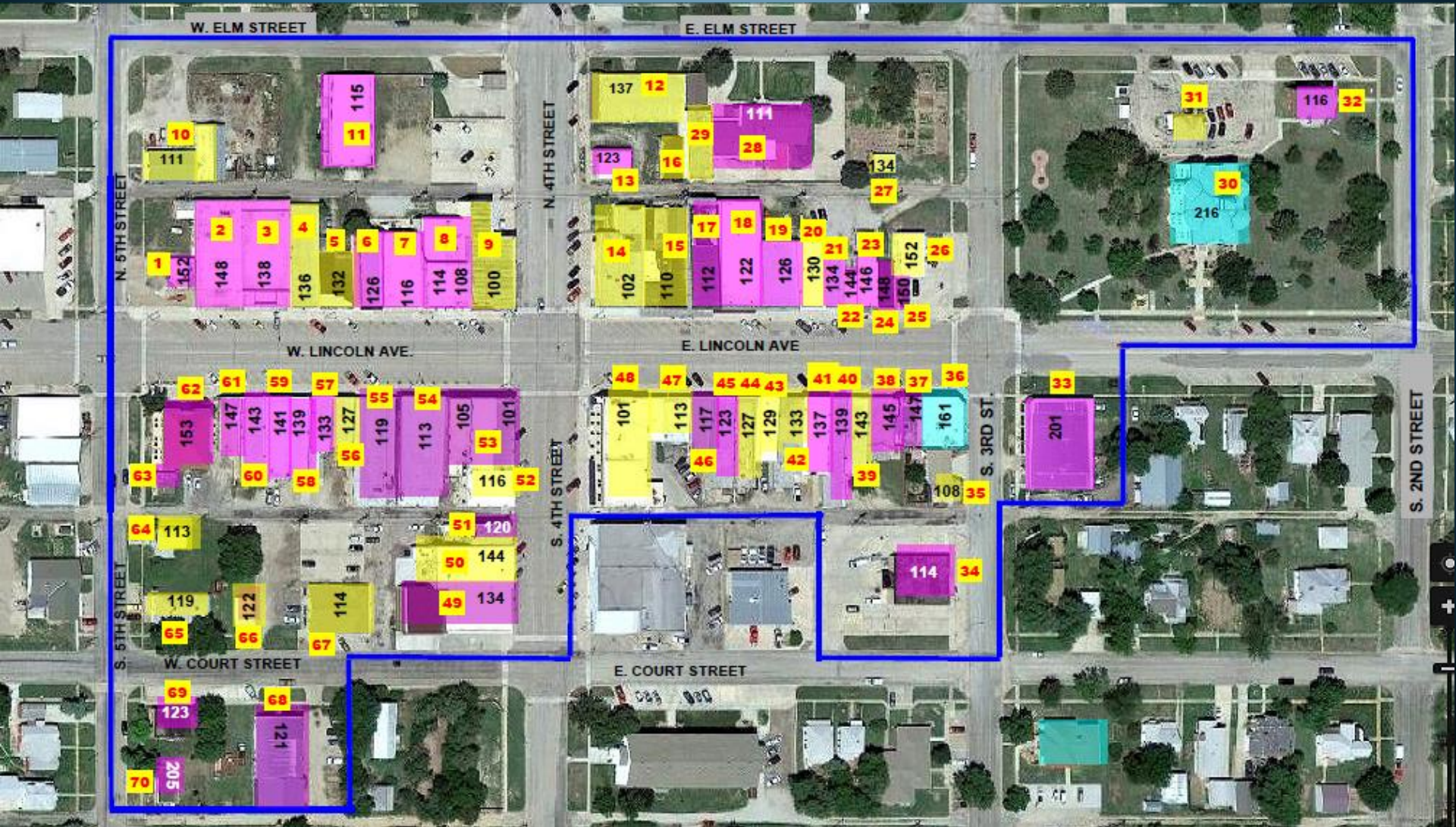


Process for Designation?

- Funding
 - Historic Preservation Fund grant - \$21,400
 - Lincoln County Eco. Devo. Foundation - \$10,000
 - Dane G. Hansen Foundation - \$5,000
 - City of Lincoln - \$1,343
 - City of Sylvan Grove - \$549
 - Lincoln County Historical Society - \$200
- Designations completed by 2020



Historic District for Downtown Lincoln



What's Happened Since?

- Lincoln State Bank (in progress)
 - Repairing and painting exterior windows, doors, woodwork
 - Replacing the roof
 - Repairing front steps
- Project costs ~ \$170,000
- Funding sources
 - Heritage Trust Fund - \$100,000
 - State Historic Tax Credits ~ \$25,000



What's Happened Since?

- Restaurant Property
 - Replacing the roof
 - Critical masonry repairs
 - Painting the ceiling
 - Restoring the wood floors
- Project costs ~ \$65,000
- Funding sources
 - State Historic Tax Credits ~ \$26,000



What's Happened Since?

- Post Rock Fitness
 - Total interior rehabilitation
 - All new HVAC, plumbing, and electrical
- Project costs ~ \$475,000
- Funding sources
 - CDBG - \$250,000
 - HEAL - \$65,000
 - State Historic Tax Credits ~ \$60,000
 - Federal Historic Tax Credits ~ \$30,000



What's Happened Since?

- Seirer's Clothing
 - Replacing the roof
 - Replacing the HVAC system
 - Replacing lighting to LED
 - Minor miscellaneous work
- Project costs ~ \$50,000
- Funding sources
 - REAP grant - \$8,000
 - State Historic Tax Credits – \$10,000



What's Happened Since?

- City Hall ADA Project (planned)
 - Installing an elevator
 - Making 2nd floor ADA accessible
- Project costs est. > \$600,000
- Funding sources for planning
 - Historic Preservation Fund - \$17,500
- Funding sources for construction
 - Heritage Trust Fund – will submit app
 - State Historic Tax Credits – up to 40%



What's Happened Since?

- Fly Boy Brewery & Eats
 - Replaced the roof
- Project costs approx. \$40,000
- Funding sources
 - Kansas Rural Preservation Grant - \$36,000



What's Happened Since?

- Old Sylvan State Bank (in progress)
 - Stabilization and reconstruction of collapsed sections of roof and floor
- Project costs ~ \$150,000
- Funding sources
 - Heritage Trust Fund = \$100,000
 - State Historic Tax Credits = \$20,000



What's Happened Since?

- Old Farmer's Elevator (in progress)
 - Adaptive reuse into senior center and community building
- Project costs ~ \$400,000
- Funding sources
 - HEAL grant
 - State Historic Tax Credits



Why Historic Designation?

- Designated in 2020
 - Downtown Lincoln
 - Downtown Sylvan Grove
- Between 2020 - 2023
 - Approx. \$1.3 million in downtown investments completed or in progress
- Significant amount of that investment would not have happened without historic designation opening up funding opportunities.



**My personal journey
through a downtown
revitalization project.**



C. R. BUILDING

GIFTS LAWN & GARDEN HOUSEWARE











FITNESS CENTER
FALL 2021

Post Rock Fitness



Post Rock Fitness



Post Rock Fitness



Post Rock Fitness

- Nearly 4 years to:
 - Buy the building (March, 2019)
 - Develop the first business plan (retail type business)
 - Scratch that idea
 - Develop a new business plan (fitness center)
 - Develop a financing plan
 - Apply for grants
 - Develop construction documents
 - Apply for historic tax credits
 - Bid the project
 - Value engineer the project due to skyrocketing construction costs
 - Rebid the project
 - Value engineer the project due to still too high construction costs
 - Apply for a HEAL grant
 - Rebid the project
 - Pray!
 - Award construction bid
 - Construction (February – June, 2022)
 - Open a business (August, 2022)
 - Run a business

MakeMyMove Video



MakeMyMove
Lincoln County, KS

We've had a lot of young families
move here recently.

Kelly Gourley

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216 E Lincoln Ave, Lincoln, KS

785-524-8954

LcedfDirector@Outlook.com

Post Rock Fitness

www.PostRockFitness.com

113 W Lincoln Ave, Lincoln, KS

785-524-9009

gourley@postrockfitness.com

Luke Mahin

Owner, Irrigation Ales,
Former Director, Republic Co. Economic Development

luke@irrigationales.com

<https://www.facebook.com/irrigationales>

[Courtland Downtown Transformation slides](#)