KSRE’s First Friday E-Call
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Rural Downtown Revitalization

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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 2\textsuperscript{nd} 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.
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

We’ve had a lot of young families move here recently.
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Courtland Downtown Transformation slides