

City of Arkansas City
2025 Community Development Block Grant
Demolition Plan

The United States Department of Housing & Urban Development (HUD) allocates funds used by the Kansas Department of Commerce for the Community Development Block Grant (CDBG) program. The City of Arkansas City has been awarded a CDBG grant from Commerce allowing the City to address unsafe, dangerous, or blighted residential structures within the city.

The purpose of this Demolition Plan is to eliminate blight, reduce hazards to public health and safety, and promote the long-term revitalization of neighborhoods within the City.

The target area is defined as:

An area bounded by the City limits of Arkansas City, Kansas.

ELIGIBILITY REQUIREMENTS

Only property located within the target area is eligible for demolition under this program.

1. Structures must be certified by the City inspection staff as unsafe, dangerous, or blighted and in condemnable condition.
2. Structures must have been vacant for at least three (3) months prior to consideration.
3. An asbestos inspection by a licensed professional is required prior to demolition. If asbestos-containing materials are present, abatement and disposal must be completed in compliance with all applicable federal and state regulations.
4. Structures not certified as condemnable by City inspection staff shall not be eligible.
5. Funding for up to two (2) eligible structures has been allocated, to be obliged only if remaining funds are available after rehabilitation projects have been served.

ELIGIBLE AND INELIGIBLE ACTIVITIES

Eligible activities include:

- Demolition of unsafe, dangerous, or blighted residential structures.
- Removal and proper disposal of demolition debris, including asbestos and other hazardous materials, in compliance with federal, state, and local requirements.

Ineligible activities include:

- Demolition of occupied structures.
- Any activity that does not result in the removal of a blighting influence or improvement of health and safety conditions for area residents.

ROLE OF PROPERTY OWNERS

Property owners must:

- Submit a written application for demolition and complete all required forms.
- Provide access to the property for preliminary inspections, asbestos inspections, bid tours, demolition work, and post-demolition review.
- Execute a waiver of liability for demolition activities.
- Provide proof of ownership and proof of paid property taxes.

EXPENDITURE OF FUNDS

There is no fixed cap on demolition expenditures. All costs must be reasonable and necessary, as determined by the City Commission. The Commission reserves the right to approve or deny demolition requests based on feasibility, reasonableness of cost, and the availability of program funds.

PROCUREMENT PROCEDURES

All demolition services shall be procured in compliance with CDBG program requirements.

- Bids will be solicited from qualified contractors and publicly advertised.
- Bid specifications will include clear and accurate descriptions of required work, including asbestos inspection results and, if applicable, abatement requirements.
- If an insufficient number of bids are received, or bids are deemed non-responsive, the City may utilize Small Purchases Procedures or Non-Competitive Negotiations as permitted by CDBG guidelines.
- Awards will be made only to responsible contractors with the capacity, integrity, and resources to perform the work successfully.
- All bids will be reviewed by Housing Rehabilitation staff, consisting of the City Inspector, Deputy Inspector, or contracted staff inspector, prior to recommendation to the City Commission.
- The awarded contractor must have an active Sam.gov UEI registration.

GRIEVANCE PROCEDURES

All grievances regarding demolition activities will follow the Grievance Policy established in the City of Arkansas City Housing Rehabilitation Plan, to ensure consistency across all CDBG program activities.

CONFLICT OF INTEREST

The City shall comply with 24 CFR 570.611 and Kansas Department of Commerce policies regarding conflicts of interest. No employee, officer, or agent of the City, nor their immediate family members or business associates, shall derive any financial benefit from demolition activities funded under this program.

AMENDMENTS

This Demolition Plan may be amended by resolution of the City Commission, subject to review by the Kansas Department of Commerce when applicable.

ADOPTION OF THE DEMOLITION PLAN

This Demolition Plan and all related attachments was approved and adopted by the City Commission of the City of Arkansas City on this ____ day of _____ 2025.

City of Arkansas City

By: _____
Chad Beeson, Mayor

Attest: _____
Tiffany Parsons, City Clerk