

542297 - Independence Chatham Block

Application Details

Funding Opportunity: 228079-Community Catalyst Building Remediation
Funding Opportunity Due Date:
Program Area: Downtown Resource Center
Status: Editing
Stage: Pre-Application

Initial Submit Date:
Initially Submitted By:
Last Submit Date:
Last Submitted By:

Contact Information

Primary Contact Information

First Name*: Lisa Middle Name Kremer
First Name Last Name
Title:
Email*: director@growbuchanan.com
Address*: PO Box 109

Independence Iowa 50644
City State/Province Postal Code/Zip
Phone*: (319) 334-7497 Ext.
Phone
###-###-####
Fax: ###-###-####

Organization Information

Name*: Buchanan County Economic Development Commission
Organization Type*: Non-Profit Organization
DUNS: 04-257-5535
##-###-####
Tax Id:
Unique Entity Identifier (UEI):
Organization Website: <http://www.growbuchanan.com>
Address*: P.O. Box 109

Independence Iowa 50644
City State/Province Postal Code/Zip

Phone*: (319) 334-7497 Ext.
###-###-####
Fax: ###-###-####

Pre-Application

City: Independence

City Population: 6166

Address of Project: 107, 109 and 111 2nd Ave. NE

Upload a map of the city with the project address identified on the required uploads form.

Brief description of the project. Include planned property use when remediation is completed (1,000 characters max.):

This is a 3 storefront property encompassing 107, 109 & 111 2nd Ave NE. The upper story has been vacant for over 40 years. It will be refurbished into a 1-bedroom and a 3-bedroom apartment. These will be either monthly rentals or a VRBO/AirBNB opportunity. Both apartments will have full kitchens and include laundry units. The 3-bedroom unit will have an alcove deck. The 3 lower levels will be refurbished to be suitable for retail. One storefront needs refurbished as it is and two of the fronts will need some demolition to create a more retail appropriate storefront. All need new windows and doors and some of the interiors need rehabilitation. The vacant storefront will have the tin ceiling refurbished and be remodeled to be retail appropriate. This building is in an area where financial resources to assist with the needed rehabilitation are non-existent, making this a high priority for the city. This project will add taxbase, housing and an opportunity for businesses and jobs.

Describe what is driving the project locally. Include how remediation specifically fits into a plan for the city and how this remediation will be a catalyst for economic development. (2,500 characters max.):

Independence completed a Downtown Revitalization (DTR) plan in 2021. This area of downtown was highlighted as an essential area to be refurbished, but funding sources to assist in this area are limited. These specific buildings were identified in fair condition and considered historic, providing a sense of history which will have a positive influence on the downtown overall character/image if maintained properly. Unfortunately, as is evident in many downtown buildings, this has not been the case. Two of the three storefront facades were removed and replaced with inappropriate fronts. The 3rd has been neglected and needs refurbished.

This is an area of the community that has been overlooked, untouched and inappropriately remodeled for many years. The previous owner did little to no upkeep of the property. Downtown Independence is beginning to see a resurgence in development of upper story properties, but as the housing study for the area show, housing opportunities within Independence are still in high demand and the housing stock is still much lower than needed for this community. Upper story living was identified as an underutilized need in the downtown in the DTR plan. In addition, there are limited areas available for nightly rentals within the city and less than a handful throughout the entire county. This project will provide 2 housing units that can be either monthly or nightly rental opportunities.

The DTR plan also identifies retail. The storefronts will be refurbished to create more retail opportunities. While the owner of this building continues to look for a retail business to locate in the vacant storefront, refurbishing the storefronts as retail friendly will provide the community with the opportunity and understanding that retail is a viable option even on the ?side? streets of the downtown. This property will be a catalyst in the community by providing a model of how to take an under and un-utilized building, refurbish it both inside and out to create a new retail and living space within the downtown. This will increase traffic to this section of town where there are less retail opportunities and provide additional jobs by opening this vacant storefront as a retail opportunity.

With the new building owner planning to refurbish the building and providing either/or apartments and air BNB opportunities in the upper story and refurbishing the storefronts to make them conducive to retail it will provide more traffic to the downtown area.

Who owns the property?: Private Owner

Name of Owner: Laura DeBuhr

Length of Ownership (Years): -1

Current use of Property: Vacant

Proposed future use of Property: Retail

Financial commitment from owner to insure project success: \$0.00

Describe the owners cooperation and any other information that shows commitment in making the project a success (2,500 characters max.):

The owner has been extremely enthusiastic about the property and the potential of what it could be. She has been pro-active in working with the City of Independence and Buchanan County Economic Development. Her concern has been to be able to not only create new downtown housing opportunities, but also the refurbishment of the property and to make it more suitable for potential retail opportunities. She continues to ask questions and shows a concern that what she wants to do for the building is appropriate and that it will fit in with the redevelopment that has been happening in Independence.

The owner purchased and successfully redeveloped several homes in Independence as Air BNB's and sees the value in investing in the community. In addition, she has been actively seeking out potential retail businesses to be located in the vacant storefront when it is refurbished. With the owner's experience in refurbishing living areas, she has the understanding of the importance of preserving what can be preserved of an older building including trying to retain as many of the existing assets as possible and creating the least waste. She plans to take advantage of the beautiful view of the Wapsi River with an interior vestibule. She will be making a significant investment in the property along with the city. The city of Independence understands the importance of the redevelopment of the downtown and has consistently come through to make sure that the redevelopment and investment in the community and the taxbase continues.

Describe how and why this building was selected (1,000 characters max.):

As identified in the Independence Downtown Revitalization Plan, this historic building is in an area of the community where the buildings have not seen improvement. It has not utilized existing store fronts for retail and there are few upper story living opportunities in this block. There are few opportunities for this area of the downtown to tap into potential funding sources making the catalyst grant essential to helping the city and its building owner as they continue to work towards the revitalization of historic downtown Independence. Because this building spans three storefronts it is a large piece of the 2nd Ave. block and makes it a vital part in reflecting appropriate revitalization. This block over the last 30 years has had little to no retail. Refurbishing storefronts to create this opportunity will provide opportunities that were not available before. In addition, additional housing and nightly stay opportunities are vital to continuing to see growth in the community.

Describe the impact the Catalyst grant will have on this project (1,000 characters max.):

The catalyst grant is key to making this project happen in a timely manner and making it financially feasible to create the appropriate revitalization opportunity for this building block. Once completed, it will be an example of appropriate revitalization of a building and show the viability and creativeness that can be seen in downtown housing projects. Without the catalyst the extent of the redevelopment of this property and block would be greatly minimized. With the amount of work that needs to be done to create a quality storefront, upper living areas and because there are real structural issues with the walkway on the back of the building, the investment amount has increased significantly. It is impossible to refurbish these building properly without the assistance of the state and city. Without the grant this is a project that will not happen taking away the momentum and the potential to bring new business to the downtown area, new tenants, and new housing opportunities.

Required Documents (Pre-Application)

Named Attachment	Required Description	File Name	Type	Size	Upload Date
City map with project address identified					
Taxpayer Identification Number & Certification for Fiscal/ Applicant Organization	City of Independence W-9 Form	W-9 City of Independence.pdf	pdf	492 KB	01/03/2024 12:25 PM
Download IRS form					

Budget

Grant Amount Requested:	\$100,000.00
City's financial contribution:	\$100,000.00
City's in-kind contribution:	\$0.00
Other contributions:	\$139,946.00
Total estimated cost of project:	\$339,946.00
Pre-Application Award Amount (if applicable):	\$0.00 MUST be less than or equal to \$5,000
Recommended Application Amount (if invited to apply):	\$0.00 Internal Use Only

Photos of Building/Site (Pre-Application)

Description	File Name	Type	Size	Upload Date
Pictures with description in PDF format	Independence Catalyst Grant Pictures.pdf	pdf	31 MB	01/17/2024 12:58 PM

Miscellaneous Documents (Pre-Application)

Description	File Name	Type	Size	Upload Date
Budget for catalyst pre-grant. Some are estimates some have written quotes for scope of work. There will likely be fluctuations and changes if approved to move forward for the full grant	DeBuhr 2023 Budget Catalyst pre grant.xlsx	xlsx	15 KB	01/17/2024 01:21 PM
Floor plan for upper story apartments. One 1 bedroom and one 3 bedroom.	2024.01.15_111 2nd Ave NE_Conceptual FP.pdf	pdf	132 KB	01/17/2024 01:39 PM
These are the bids that have been received to date. These will be updated if needed and more bids will be secured if invited to apply for the final grant.	Combined bids to date.pdf	pdf	3 MB	01/17/2024 01:36 PM

Request for Taxpayer Identification Number and Certification

► Go to www.irs.gov/FormW9 for instructions and the latest information.

Give Form to the
requester. Do not
send to the IRS.

Print or type.
See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. City of Independence	
2 Business name/disregarded entity name, if different from above	
3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes. <input type="checkbox"/> Individual/sole proprietor or single-member LLC <input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ► _____ Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner. <input checked="" type="checkbox"/> Other (see instructions) ► Governmental Agency	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ <i>(Applies to accounts maintained outside the U.S.)</i>
5 Address (number, street, and apt. or suite no.) See instructions. 331 1st Street East	Requester's name and address (optional)
6 City, state, and ZIP code Independence, IA 50644	
7 List account number(s) here (optional)	

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number									
			-						
or									
Employer identification number									
4	2	-	6	0	0	4	7	9	3

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here Signature of U.S. person ► *Susi Lampe*

Date ► *1/5/2023*

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.

Independence Catalyst Grant

Building exterior three storefronts
107 - 109 - 111 2nd Ave NE



Back of Building



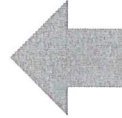


First Floor Vacant storefront, 109 . Partition between front and back will be removed, false cieling removed and tin ceiling exposed. New storefront more conducive to retail will be created including larger windows with transom and appropriate door. Interior including ceiling will be repainted to highlight the interior.

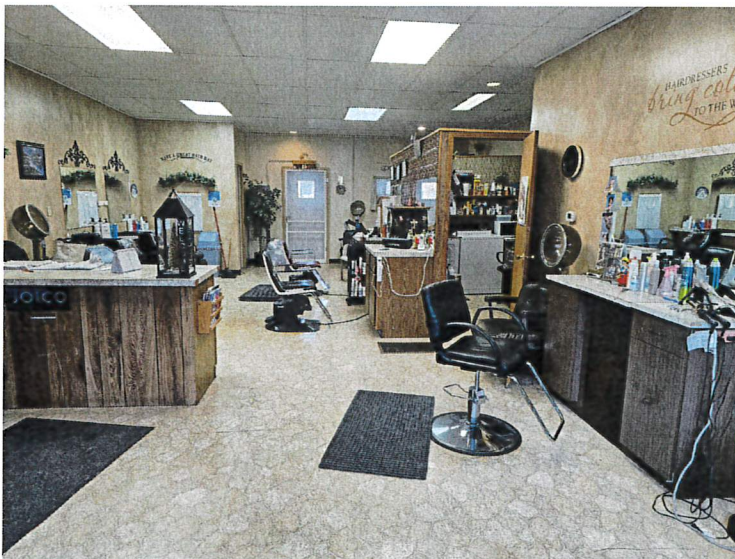
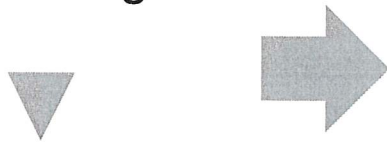




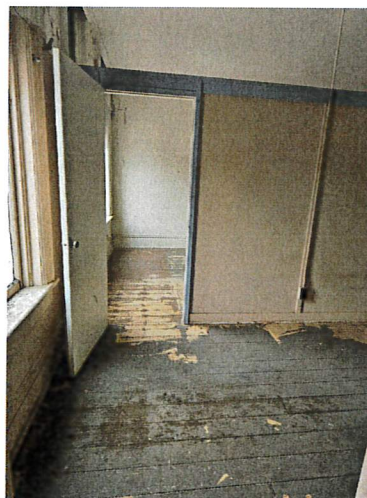
Interior 107 - Front windows and door will be replaced and either transoms or awning will be added



Interior 111 - Floor will be repaired/replaced. Front will be remodeled to add bigger windows and door and either transoms or awning



**Upper story apartments
1 Bedroom and stairway going to
entrance to the 1 bedroom apt.
Existing door at the back of this
stairway hallway**

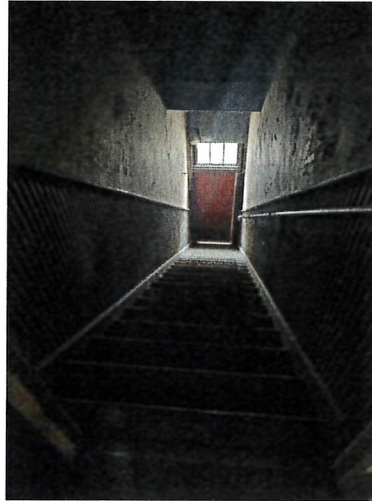


**Front Livingroom area
of 1 bedroom**

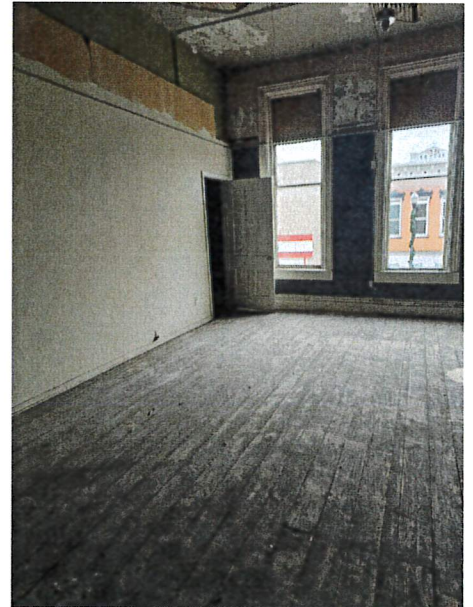
**Looking back at
Bedroom,
Bathroom
Kitchen area of
the one
bedroom
situated at the
back of the
building**



Hallway and stairs
entrance area for the 3
3 bedroom apt

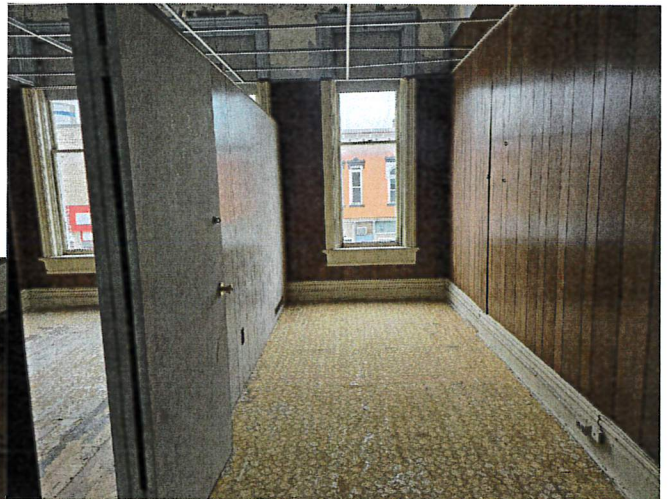


Living/dining /kitchen/
mechanical and bathroom
area of 3 bedroom apt.



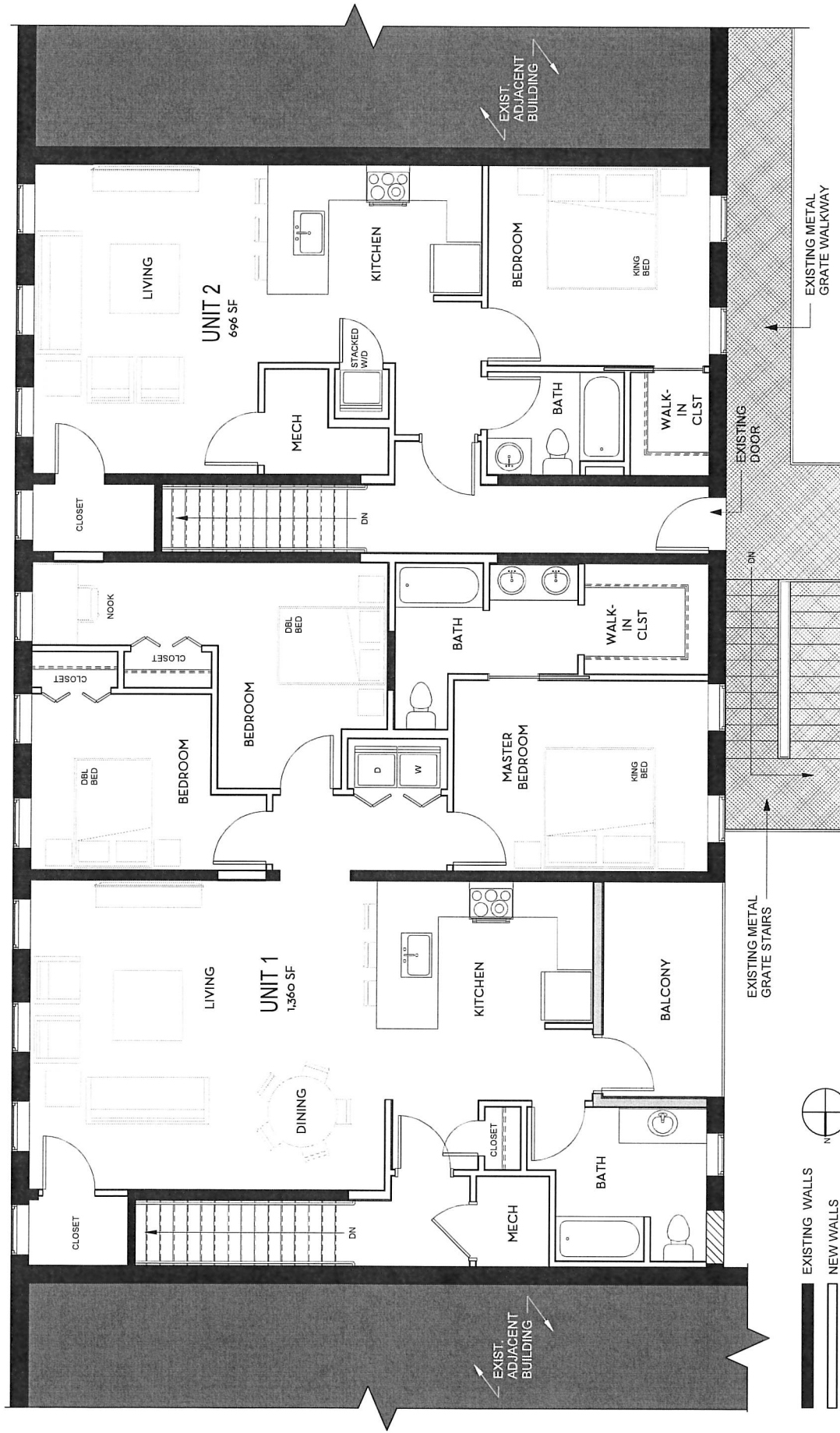


**Designated area for balcony
above and area below for front two
bedrooms.**





**Area for master
bedroom, bath and
laundry of 3 bedroom
apt as well as view from
back of building**



NOT FOR CONSTRUCTION

PRINT TO SCALE

BLACK BAR SHOULD
MEASURE 1-INCH

111 2ND AVE NE

2ND FLOOR CONCEPT PLAN