



137 Fifth St.
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2024 Main Street Challenge Grant Local Pre-Application

Applications for 2024 Main Street Iowa Challenge Grants are now available. Main Street Challenge Grants are for bricks and mortar rehabilitation of buildings within a designated Main Street Iowa district. New construction within the designated district is also eligible for funding. Through an appropriation from the Iowa legislature, Main Street Iowa will be awarding a total of \$925,000 in grants from \$25,000 to \$100,000. Grants are available **ONLY** to designated Main Street Iowa programs. The Historic Valley Junction Foundation may apply for a Challenge Grant on behalf of **ONE project**. Eligible projects must be within the Historic Valley Junction Main Street District boundary – see map on page 3.

Plans will be considered locally on intent to follow preservation standards, architectural significance, need, developer/owner commitment to complete the project, uniqueness, and impact on the district and community, with special consideration given to projects that involve businesses with a retail, food/drink, or experiential component.

ELIGIBLE PROJECTS

- **Rehabilitation and/or restoration** of significant commercial properties within the designated Main Street district. This can include, but is not limited to:
 - Façade improvements (front, rear and side)
 - Upper floor interior rehabilitation
 - Structural repairs/improvements
 - Code compliance
 - First floor interior rehabilitation
 - Energy efficiency/sustainability improvements
 - Single specific phase of a large rehab. The project must have a specific defined focus and clearly identifiable scope of work, including start/end dates and milestones for completion.
- **Compatible New Construction**, including building additions with first floor commercial and upper floor commercial or residential use within the designated Main Street district. Razing an existing structure for new construction is not an eligible use of funds.
- **Multiple properties** committed to a mutually agreed upon improvement or series of improvements within the designated Main Street district. All multiple properties applications must be connected by a common need or issue that defines the scope/type of proposed project – for instance, a series of rear entrances visible from a parking lot, the removal of inappropriate slipcovers/siding and façade restoration for a number of buildings, multiple upper floor rehabilitations, etc. Multiple properties must be contiguous and have common ownership. Multiple property projects may include, but are not limited to, the following:
 - Installation of an elevator and common hallway linking several buildings
 - Sprinkling of multiple properties with a central master control room
 - Handicapped accessibility improvements serving multiple buildings/storefronts, like a common ramp or lift
 - Energy efficiency/sustainability upgrades – green roofs, geothermal well fields, etc.
 - Improvements to the facades (front or rear) of a highly visible group or block of buildings
 - Upper floor rehabilitation for a number of properties.

EXPENDITURES/MATCH

Projects may NOT commence until contracts have been signed (after award announcement on November 7) and must be completed within 2 years of award. No previous expenditures of any kind will be considered as suitable cash match for a project. This statement applies to both new applicants and additional submissions for phased projects. **A dollar for dollar, 50% (1:1) match is required for ALL projects. To be competitive, developers should plan to provide a 60% match.** In-kind match must be documented, professional services. The match requirement may include necessary project “soft” costs for professional services, i.e., architectural or engineering work directly related to the project/property.

EACH structure included as part of a MULTIPLE PROPERTIES application must meet the individual minimum project investment threshold. For example, this applies to multiple façade improvements, upper floor rehabs or energy efficiency/sustainability improvements. It does not apply if the project is a large, single investment that impacts a number of properties, like a common elevator or fire suppression system.

NOTE: Previous grant beneficiaries (projects/buildings) that are completing a large, phased project may apply for additional Main Street Iowa Challenge Grant funding so long as the scope of work authorized in the previous award is complete and all funds dispersed.

REHAB/CONSTRUCTION STANDARDS

Plans must meet all local code requirements and comply with the [Iowa Green Streets criteria](#) of IEDA. Visit the link for information and additional criteria resource links.

Note: If a property is listed or eligible for the National Register of Historic Places or part of a National Register District, the [Secretary of Interior's Standards for Rehabilitation](#) must be followed.

APPLICATION DEADLINE

Late or incomplete applications will not be considered.

The form below is a pre-application process to select a project that will be submitted on behalf of the Historic Valley Junction Foundation. The Foundation seeks projects with the highest likelihood of being awarded grant funds at the state level. Interested parties should complete the attached pre-application, including a summary of the project, and email to director@valleyjunction.com or deliver to the HVJF office at 137 Fifth St. no later than noon on **Monday, July 22, 2024**. The project selected by the HVJF board of directors will be notified Wednesday, July 24. HVJF will then work with the selected nominee to submit a full proposal and application to the state.

State applications must be submitted by HVJF by **Friday, September 6, 2024**. Due to the short turnaround time, we encourage applicants to become familiar with the state application and work towards having all data compiled when completing this pre-application. Please review the scoring criteria [here](#).

The Historic Valley Junction Foundation project nomination is not guaranteed funding.

**Historic Valley Junction
Main Street district**





2024 Main Street Challenge Grant Local Pre-Application

Complete this form and submit via email to director@valleyjunction.com
or deliver to HVJF, 137 Fifth St., West Des Moines, IA 50265
Due by noon Monday, July 22, 2024

Applicant Name: _____

Address: _____

Phone: _____

Email: _____

Project Type (select one)

- Rehabilitation and/or restoration of significant commercial properties
- Compatible new construction, including building additions with first floor commercial and upper floor(s) commercial or residential use
- Multiple properties committed to a mutually agreed upon improvement or series of improvements

Address(es) of the property/building site:

Project description (500 words maximum):

How will this project improve the Historic Valley Junction district (200 words maximum)?

Challenge Grant amount requested:

Estimated project costs:

What are your other sources of funding for this project?

Does the proposed project include historic rehab, commercial expansion, or housing rehab/creation?

Yes No

Does this project involve a retail/food/drink, or experiential business?

Yes No

Is this project a phased project?

Yes No

Does someone on your project team have knowledge of the Secretary of Interior's Standards for Rehabilitation or Iowa Green Streets Criteria?

Yes No

Does someone on your project team have experience in grant writing?

Yes No

How would not getting this grant affect your project?

You are encouraged to include any supplemental information or renderings for your project as additional attachments.