

CITY OF GIRARD

120 N Ozark Street
Girard, KS 66743

620-724-8918

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GIRARD MAIN STREET

PO BOX 41
Girard, KS 66743

620-724-4715

girardchamber@girardkansas.gov

Funding Request: Multipurpose

R07-24-M-002

Federal Funds Requested: \$950,000.00

Location: 123 E Prairie Ave, Girard KS 66743

Target Area:

Census Tracts:

STATE CODE: 20

CENTLON: -094.8332071

GEOID: 20037956800

CENTLAT: +37.5064759

COUNTY CODE: 037

TRACT CODE: 956800

AREAWATER: 416857

Contacts:

- a. Project Director Jessica Ripper
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girardchamber@girardkansas.gov
620-724-4715
- b. Chief Executive Johanna O'Brien
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Population: City of Girard 2497 (as of 2021)

Other Factors:

The community population is under 10,000

The reuse of the priority site(s) will incorporate energy efficiency measures.

Use of funds will be 100% used for the site reuse planning, cleanup planning and restoration of this property. This building has had an open roof, crumbling walls and water damage for the past 10 years resulting in it's collapse and eminent demise.

Releasing Copies of Applications: N/A

1. Project Area Description and Plans for Revitalization

- a. The property at 123 E Prairie is currently known as the Ziegler Building consisting of 4120 total square feet and .11 acres. It is a dilapidated commercial building attached to active businesses on either side. Due to the collapse in the roof from water damage, the floors are crumbling, causing water damage to both buildings surrounding it.

In the event that grant funds remain after addressing the property at 123 E Prairie, funds will be directed to 129 Summit Street which is also on the Girard Square around the Crawford County Courthouse. The Press Block at 129 Summit was sitting vacant for over 10 years when owners Denny and Renee Gillard purchased the property to renovate and house a gym for health and wellness, physical therapy practice and upstairs loft Airbnb rooms. The Gillard's have put in over \$500,000 from personal funds, loans and a Girard Main Street grant but are still lacking approximately \$26100 to complete the first floor which is Phase 1 and 2. This project would assist them in completing the first floor to open two businesses on the square.

- b. Revitalization of the Target Area

Basic Plan Components:

1. Community Participation
Public Meetings, Participating budgeting, design charrettes, SWOT analysis, Community based organization participation and Local business participation
2. Adoption, approval, and local champion
Local government resolution, city council support, local champion, implementation of timeline and funding sources and uses
3. Concerted effort for the Girard Main Street area
Existing conditions, vision, goals and objectives, and desired outcomes
4. Economic development integration
Streetscape improvement, business incubator/education, business incentives, recreational facility, retail improvements, workforce training programs and improved access to fresh foods

- c. The potential benefits of this project would include cooperation between public and private sectors for communication and public relations, enhance the downtown visual, promote the square and sharpen the overall competitiveness of the downtown square. Revitalizing the properties on the square, implementing strategies combining a reflection of our historical past with sound economic development strategies to move forward into our future.

Revamping the property at 123 E Prairie will add enough space for three businesses which stimulates the use of retail buildings in the surrounding area. Girard Main Street has recently purchased a location 104'x180' on the same block that will be used for incubator spaces. Attendance in these, the coffee shop, local café and boutiques will all increase.

2. Community Need and Community Engagement

- a. According to DATAUSA, 12% of the population of Girard live below the poverty line in 2021. A door-to-door poll named Girard a low to moderate income city allowing for HUD assistance.

The small population, along with the low-income community reduces our ability to draw on sources of funding for remediation, assessments, and planning. The historic nature of these buildings triples the cost associated with restoration, reducing that ability even further.

- b. Community Engagement

Name of entity	Point of Contact	Specific Involvement
Chamber of Commerce	Jessica Ripper	Project Planning
Girard Main Street	Jenny Collins	Organization and Design
City of Girard	Johanna O’Brien	Community Champion
Girard History Museum	Terri Harley	Historical Collaboration
Girard Farmers Market	Susie Thom	Fresh produce availability

3.Task Descriptions, Cost Estimate and Measuring Progress

- a. Direct Cost includes site restoration activities such as grading that prepare a site for reuse and similar activities that improve real property.

Indirect Cost includes permitting and zoning permits.

The Basic Plan Components listed above will be used for project implementation. The timeline will begin as soon as decisions are made for the Multipurpose grant. If this grant is not funded, the City of Girard will continue with condemnation of the property.

- b. Cost Estimates

Budget	Project Task	Total
Construction	Planning	\$62,000
Construction	Revitalization Plan and development activities	\$40,000
Construction	Market Study and area wide planning	\$25,000
Construction	Infrastructure Evaluation	\$17,000
Construction	Assessment	\$78,000
Construction	Cleanup	\$65,000
Construction	Water mitigation	\$27,000
Construction	Demolition and Interior Disposal x 3 floors	\$93,500
Construction	New Doors and casing	\$78,804
Construction	Rock fill floor	\$10,500

Construction	Roof repair	\$75,000
Construction	New Interior Brick Walls	\$72,500
Construction	New Electrical	\$45,000
Construction	Concrete Bottom Floor	\$16,800
Construction	Interior drywall, insulation, ceiling, plumbing & paint estimate x 3 floors	\$48,008
Construction	Windows x 3 floors	\$90,000
Construction	Bathroom x 3	\$25,500
Construction	Solar Panels	\$45,888
Administration Cost	Grant Administration	\$18,000
Indirect	Permits	\$1500
Other	Construction fluctuation	\$15,000

- c. The outcomes include increased tourism, assessment and restoration of a historic building, and use of quality space with reduction of hazards within the Girard square. This one building with three stories can solve the need for Airbnb space, additional retail space and even an event center for future gatherings. The possibilities are endless. After the planning stages, the timeline will be more concrete with measurements for completion and progress.

4. Programmatic Capability and Past Performance

a. The City of Girard will be working with the Girard Area Chamber of Commerce and Girard main Street. The City Administrator has written and been awarded 16 million in grant funds through CDBG. She has the capacity to carry out and manage the programmatic, administrative, and financial requirements of the project with the assistance of the chamber and main street. The City Clerk will ensure timely and successful expenditure of funds and completion of all technical, administrative, and financial requirements of the project and grant.

Johanna O'Brien-City Administrator. Johanna received her master's degree in public administration and has worked with grant administration for over 10 years.

Karen Buck-City Clerk. The City Clerk's Office maintains all documents necessary for the effective administration and operation of municipal government.

Jessica Ripper-Executive Director for Main Street and Chamber of Commerce. Over 14 years of office management experience and master's in human resource management.

b. Past Performance and Accomplishments

Source	Amount (835)	Purpose	City Funds	Total Cost
CDBG-CV	\$167,000	business grants & food		\$167,000
ARPA	\$202,000	sewer infrastructure		\$202,000

KDOT GEO	\$360,000	Hwy 47		\$450,000
KDOT CCLIP	\$600,000	Hwy 47		\$750,000
CDBG	\$600,000	Hwy 47		\$600,000
CDBG	\$600,000	sewer lift stations	ARPA	\$600,000

5.Leveraging

The City of Girard will be supporting this application through in-kind resources. The electric, plumbing and public works will be completing work as time and resources allows. Additionally, the Girard Main Street will be producing support to carry out the grant.

6.Confidential Business Information

All information shall be used for the purposes of grant selection.