

PreservINg Main Street 2025



Objective

- ▶ Create a foundation and framework for a sustainable historic preservation ethic.
- ▶ Rehabilitate and preserve historic buildings.
- ▶ Build capacity to support local Indiana Main Street organizations and small businesses.
- ▶ Ensure a comprehensive downtown revitalization model is developed and able to be replicated.
- ▶ Develop a greater preservation ethic in the community by understanding the economic benefits of investing in historic preservation.

Program Overview

- ▶ After a community is selected, the Main Street organization will sign a letter of agreement outlining expectations with all PreservINg Main Street partners, including the State Team.
- ▶ Up to \$2 million in CDBG funds will be used for transformational façade and building improvements over the two-year program period. Building owners will work with an architect to submit renderings following an OCRA application process. OCRA and Indiana Landmarks will partner to score and award applications.

Program Overview

- ▶ The Local Unit of Government will be responsible for paying for the project planning or updating the current downtown plan, if over five years old. Through this planning process, building owners will work with the selected design firm to apply for PreservINg Main Street funding.
- ▶ The locally developed PreservINg CDBG Team, OCRA and Indiana Landmarks will partner to score applications and award grants. Building owners will be required to contribute at least a 10% match for their projects, which could be increased, but not reduced, if decided by the local PreservINg CDBG team.

Program Overview

- ▶ The Main Street organization and the locally developed PreservINg Preservation Team will be responsible for raising a 10% match (up to \$200,000) for the project, which could include a mix of private and local funds. The total match must be raised before the end of the two-year designation period.

- ▶ Of that 10%, half will be put into a permanent endowment OR revolving loan fund for downtown projects and businesses.
- ▶ 50% will be supplied to the Main Street organization for long-term sustainability.

Examples of how this funding could be used:

- Revolving loan fund
 - Business retention or recruitment
 - Building rehabilitation
- Forgivable loan (usually five-year time frame)
 - Business retention or recruitment
 - Building rehabilitation
- Façade Grant
 - Grant dollars with a matching 1:1
 - Example: local grant is for \$10,000, and owner provides \$10,000

Examples of how this funding could be used:

- Two years of funding a staff position
- Staff benefits package for long-term retention
- Real estate investment for the program
- Board & staff long-term professional development

Program Overview

- ▶ The selected Local Unit of Government, along with Indiana Landmarks, will use the Indiana state enabling law and model ordinance to develop and adopt a local preservation ordinance, form a preservation commission and designate a downtown local historic district within the first 18 months. New commission members will be required to attend CAMP training. CAMP training is provided annually during the Indiana Preserving Historic Places Conference.



INDIANA LANDMARKS

Program Overview

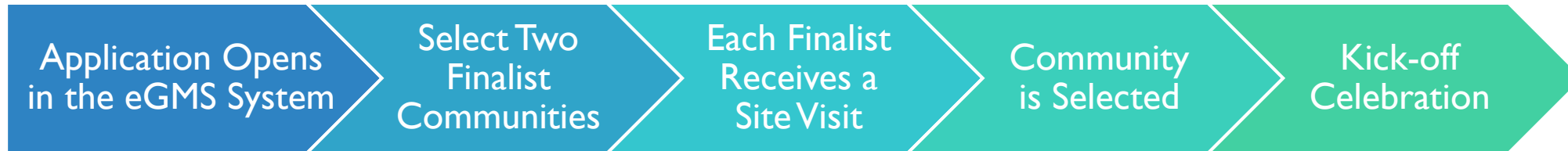
- ▶ Indiana Humanities will provide a workshop for the selected Main Street organization to discuss ideas about humanities-based activities focused on historic preservation.



Eligible Communities

- ▶ Must have a listed National Register downtown historic district.
- ▶ Must be a current NAMS or IAMS community in good standing with OCRA.
 - ▶ Aspiring IAMS are not eligible.
- ▶ Must be in a non-entitlement community.
- ▶ Main Street organization, in good standing with OCRA.
 - ▶ Required Partners:
 - ▶ Local Unit of Government (LUG)
 - ▶ IMS organization
 - ▶ Local community foundation
 - ▶ Business/Building Owners

Application Process Overview



Application Process: eGMS Helpful Hints

- ▶ Start early and use the scoring rubric
- ▶ Compose questions in a separate doc before adding them to eGMS
- ▶ Collect all attachments prior to uploading
- ▶ Review, review, review before submission

Application Questions: Themes

- ▶ History of Main Street District
- ▶ Community and Partnerships
- ▶ Financials
- ▶ Current Conditions
- ▶ Project Needs
- ▶ Challenges

Application Questions: Attachments

- Project and committee teams with contact information.
 - Use the provided spreadsheet.
- Resolution from the Local Unit of Government indicating it will pay for the project planning or update the current plan if over five years old.
- Letter from the clerk-treasurer indicating which account LUG match funds will be used for this program.
- Resolution from the Main Street board of directors saying it will raise \$200,000 in two years.
- Current city/town ordinances that relate to the Main Street district.
- Detailed map of the Map of Main Street district.
- Proposed project photos with location map.
- National Register of Historic Places documentation.
- Eight-to-10 letters of support from proposed building owners.
- Main Street district current building inventory

Application Timeline

- ▶ Application Opens: May 1
- ▶ Live Office Hours: May 19, 11 a.m. - 1 p.m. ET
- ▶ Applications Due: July 17, at Noon ET
- ▶ Finalist Communities Notified: Aug. 4
- ▶ Finalist Site Visits: August/September
- ▶ Community Announced: Sept. 22
- ▶ Kick-off: October/November



OCRA

Office of
COMMUNITY &
RURAL AFFAIRS

Questions?

Contact:

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