

CUMBERLAND COUNTY COMMUNITY DEVELOPMENT PROGRAM

CDBG GENERAL PROGRAM APPLICATION – 2010

Lead Community Town of Gray

Additional Communities _____

Contact Information: Name: George Theborge; Tel. 657-3112

Address: Town of Gray, 6 Shaker Road, Gray, Maine 04039

E-mail: townplanning@graymaine.org

Project Title: Gray Village Facade Improvement Program

Program Category: Public Service ___; Public Infrastructure/Facility ___;
Housing ___; Downtown Revitalization X; Economic Development ___

Select your CDBG "National Objective":

Low/moderate income: Area-wide ___; Limited Clientele ___; Direct Benefit

Presumed Group _____ (identify group)

Slum/Blight: Area-wide ___; Spot Basis X

Amount of CDBG funds requested \$ 50,000

Total estimated project cost \$ 105,000

Name of Authorized Official: Deborah Cabana, Town Manager

Signature of Authorized Official: Deborah Cabana

**CUMBERLAND COUNTY COMMUNITY DEVELOPMENT PROGRAM
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GRAY VILLAGE FAÇADE IMPROVEMENT PROGRAM

1) Provide a brief summary of the proposed project. - 10 points

Gray has been pursuing downtown revitalization on a prominent block of buildings on Main Street known as the "Clark Block." The Phase I project involved renovation of three front building façades and two side façades, construction of a brick sidewalk with handicapped accessibility along the storefronts, removal of overhead utility poles and installation of ornamental street lamps, and the creation of a brick and granite sitting wall with landscaping along a parking lot.

In addition to the dramatic transformation of these historic properties, the intent of the project was to create a model for other Village properties to follow and to stimulate interest in doing so. The owner of a strategic property across Main Street has expressed interest in participating in the facade improvement program, and the requested funds will continue and expand that part of Gray's downtown revitalization process.

Phase II of Clark Block will begin in the spring to improve vehicular access to the block, expand parking, and consolidate septic systems. An outdoor public gathering area will be developed behind the Main Street Clark Block buildings, and the rear façades of the buildings will be improved to enhance that outdoor space through this proposal. Two to three additional façades will be upgraded on a matching grant or due on sale loan basis.

2) Provide a response to the three questions concerning management of the proposed activity. 10 points

a. Define who and how the grant funded project will be managed.

Once the CDBG funds are awarded, the Economic Development Director will contact the property owners to inform them of the availability of the additional façade improvement funds. All grants of CDBG funds will require a match by the private owners in cash or in-kind services or will be subject to a due on sale loan.

The façade work will be advertized on the Town's website and in local newspapers. General descriptions of the improvements will be provided along with graphic presentations, and requests for contractor proposals will be solicited. Contractors will be selected based on proposed costs and creativity in meeting project design and construction goals, as well as experience in similar rehabilitation work.

Successful contractor proposals will be entered into a façade agreement/contract meeting all requirements of the CDBG program, including Davis-Bacon wage reporting requirements. The agreements will be legally binding contracts between the contractors, the Town of Gray, and the property owners.

b. Explain the experience of the applicant in undertaking projects of similar complexity.

The process outlined above was successfully applied to three separate properties of the Clark Block during the initial CDBG revitalization project. The Façade Improvement

5) Provide a response to the four questions defining and justifying the need for the activity. 20 points

a. Convey the magnitude and severity of the issue to be addressed

Gray Village developed during the 19th century and contains nearly two dozen buildings constructed during that time period. A major fire destroyed many of the original buildings and additional ones were torn down and replaced with fast food restaurants, convenience stores and strip malls. The remaining historic buildings are in varying states of repair and utilization, and the Gray Village Master Plan has identified building façade improvements as one key aspect of downtown revitalization. Renovations to historic buildings preserve them from eventual removal and provide a design template for construction and renovation of other properties.

The particular buildings targeted in this application are strategically located on the Town's busiest intersection and are in serious need of upgrades. Their deteriorated conditions have reduced rents and building maintenance and discouraged private investment in the downtown. On the flip side, the revitalization efforts achieved so far have brought new hope that the Village can once again become a center of economic and community life. Phase II of the Clark Block project and a major upgrade of these façades will continue and accelerate the revitalization process, while preserving historic buildings in the downtown.

b. Identify the number of people & the number of low/moderate income people affected.

The condition of Gray Village as a downtown has implications for the general quality of life for all of the 7000 plus citizens of the community. The Village itself in the section involved in the CDBG program is part of a census block group with a total population of 878 people, of which 398 or 45 percent are in low to moderate income households. The other census block group making up Gray Village has a total population of 1583, with 654 or 41 percent being low to moderate income. So over 1000 LMI people are potentially affected.

For these households and individuals, downtown revitalization removes blight from their neighborhoods and provides opportunities for services and employment within close proximity to their homes, thereby reducing the need to seek those opportunities in other communities, which helps address the region's transportation challenges.

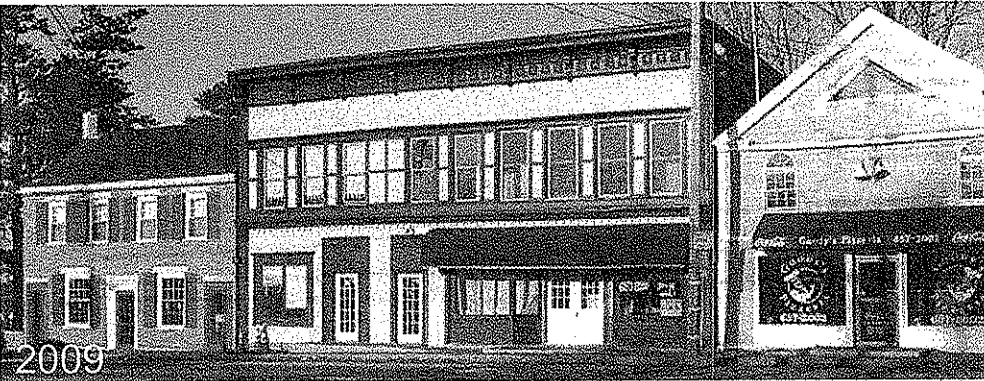
c. Describe the extent the project makes in the long-term measurable difference in the economic and social health of the region.

Gray Village is located at the intersection of six numbered State highways and has the only Turnpike access to the Lakes Region. It is a major gateway to tourism/recreation centers, and it is also a transportation hub of the central corridor communities (Gray, New Gloucester, North Yarmouth, Pownal, Raymond, Cumberland, and Windham). The condition, health, and economic vitality of Gray Village affect all of these communities to the extent that tourism and commerce are dependent on attractive well-maintained downtowns, especially when they are as prominent and strategically located as Gray Village. Successful revitalization will stimulate and encourage similar efforts in surrounding communities, and the tools are transferable and available to them.

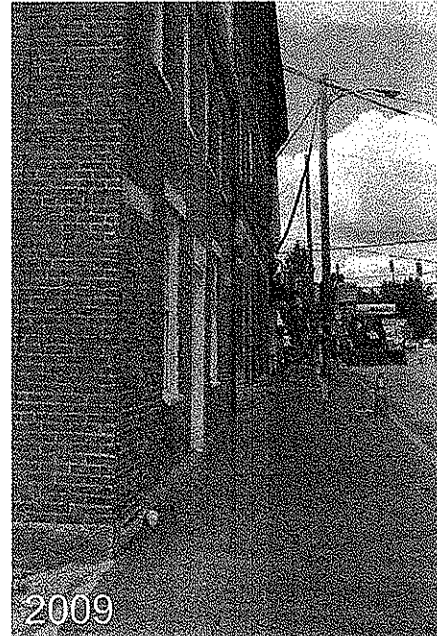
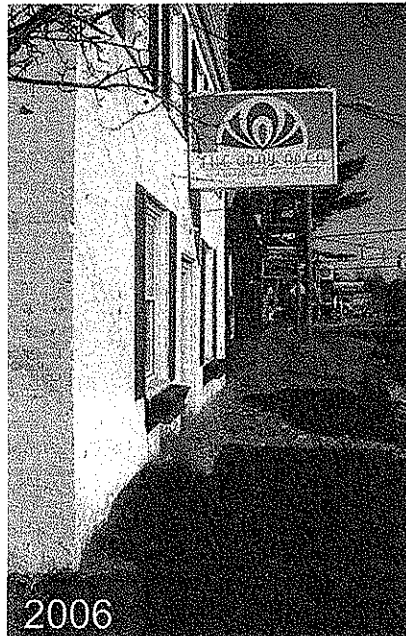
Budget – Construction Projects

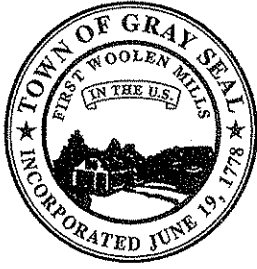
Cost Category	CDBG Funds	Municipal Funds	Other Funds	Total
Design/Engineering				
Land Costs				
Materials/Supplies	\$25,000		\$25,000	\$50,000
Construction Costs	\$25,000		\$25,000	\$50,000
Project Management		\$5000		\$5000
Other				
1.				
2.				
3.				
4.				
Total Costs	\$50,000	\$5000	\$50,000	\$105,000

Clark Block Phase I Façade Improvements



Clark
Block
front
facades





TOWN OF GRAY

6 Shaker Road
Gray, Maine 04039
townmanager@graymaine.org

1738
First Settled

CERTIFICATION OF THE TOWN CLERK TOWN OF GRAY

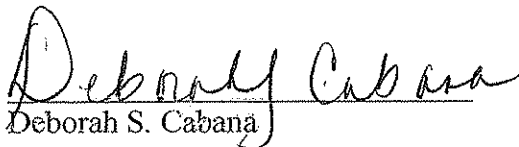
I, Deborah S. Cabana, do hereby certify that I am the Town Clerk of the Town of Gray, Maine and that a duly called meeting of the Gray Town Council was held January 5, 2010 at which four of the five members of the Town Council were present and voting throughout. Town Council support for the 2010 CDBG applications were approved as follows:

Item #076-10 To review and act upon proposed applications to the Cumberland County Community Development Block Grant Program for a \$50,000 grant to continue the Gray Village Facade Improvement Program and a \$20,000 grant for a master planning study of Town-owned properties on Shaker Road and adjacent properties on Main Street. The planning grant will involve a match of \$10,000 in local funds.

Councilor Hutchins moved, Councilor Sturgis seconded

Ordered the Gray Town Council approves submission of CDBG applications to Cumberland County for a \$50,000 grant to continue the Gray Village Facade Improvement Program and \$20,000 for a master planning grant of Town-owned Shaker Road properties and adjacent properties on Main Street to be matched by \$10,000 in local funds.

4 Yes



Deborah S. Cabana
Town Clerk
Dated at Gray, Maine
This 8th day of January 2010