

**Cumberland County Community Development Program
2012 CDBG General Program Application
Community Cover Page**

Project Title Mitchell Field – Demolition of Unsafe and Unstable Structures

Lead Community Town of Harpswell

Additional Communities _____

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Program Category

Public Infrastructure/Facility X Downtown Revitalization _____

Public Service _____ Housing _____ Economic Development _____

CDBG “National Objective”

Low/Moderate Income: Area-Wide _____ Limited Clientele _____

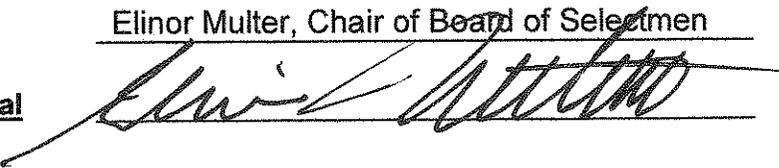
Direct Benefit: Presumed Group _____ (Identify Group)

Slum/Blight: Area-Wide _____ Spot Basis X

Amount of CDBG Funds Requested \$30,000

Total Estimated Project Cost \$36,000

Name of Authorized Official Elinor Multer, Chair of Board of Selectmen

Signature of Authorized Official 

2012 General Application Questions

Respond to the narrative questions in a maximum of five pages for non-economic development applications or six pages for economic development applications.

1. Provide a **brief summary** (400 words maximum) of the proposed project.
- 10 Points.

Demolition of two houses and one sentry building located at Mitchell Field which is approximately 8 miles down Route 123 in the Town of Harpswell. Based on the Town's Master Plan for Mitchell Field, this portion of the property is planned for mixed income housing. Subsequently, the Town's Affordable Housing Committee, Mitchell Field Implementation Committee and Board of Selectmen have further prioritized the housing to focus on senior and/or workforce housing. The demolition of these three deteriorating structures will make room for the construction of the new housing.

The project will be managed by the Town Planner and the Codes Enforcement Officer in collaboration with the Town Administrator and Board of Selectmen.

2. Provide a response to the four questions below defining and justifying the **need for the activity**. - 20 points

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

At this time, the structures are falling into disrepair and becoming unsightly. The Town needs to act soon to remove these structures, which form the gateway to the Mitchell Field property, in preparation for creating a more welcoming and attractive entrance to the site. Mitchell Field currently accommodates public recreational use and the plan is that it will eventually be the location for senior and workforce housing as well as marine businesses. As the structures deteriorate, they will become more and more hazardous and may invite vandalism and potential injury to others

Since the structures have been uninhabited and unused for at least ten years, deterioration is occurring and reuse is not feasible. The structures were built during a time when there was no building code and with the deterioration, the reuse of the structures becomes very impractical, expensive and infeasible.

- b. Identify the total number of people affected by the issue.
 - i. Out of the total number of people affected, identify the number of people from low/moderate income households.

These structures are creating an overall decline of the surrounding neighborhoods that equal approximately 150 moderate income households. It is the intent of the Town to continue to improve the quality of this part of the community. As part of the implementation of the Mitchell

Field Master Plan, the proposed mixed income housing for this immediate area may affect 14 low/moderate income households.

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

Again, these blighted structures are creating an overall decline of the area and are a general nuisance for the eventual redevelopment of this property. The continued deterioration of these structures may lead to a decline in property values and the blighted condition may continue to reduce the confidence of the community in the redevelopment of the site. The redevelopment may work to increase the region's economic and social health because the re-development of this area of Mitchell Field is proposed to be mixed income housing. This new housing will provide much needed opportunity for seniors and workforce within Harpswell.

In addition, the social health may be enhanced by the proposed construction of 14 units of mixed income housing that could bring diversity to the community and hopefully attract young families.

- c. Construction related activities: Convey how the project relates to the community's long-range planning and capital improvement needs.

The 2005 Comprehensive Plan identifies Harpswell as the least affordable for the Bath-Brunswick Housing Market. The 2005 Comprehensive Plan and the Mitchell Field Master Plan both describe this area at Mitchell Field for mixed income housing. The demolition of the unsafe and unsanitary housing will make room for the new mixed income housing at Mitchell Field.

3. Provide a response to the three questions concerning **management of the proposed activity** – 10 points

- a. Define *who* will manage the grant funded project and *how* they will manage it.

The Town Planner and the Codes Enforcement Officer (CEO) will manage the project in direct association with the Town Administrator. The Town of Harpswell utilizes the CEO for many building related projects including demolition. The Town Planner and CEO will be responsible for review and recommending a contractor to the Board of Selectmen.

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

The Town Planner and the CEO have a combined work experience related to building construction and review that totals more than 45 years. In addition, the Town Planner has managed previous grant monies in excess of \$100,000.

- c. Demonstrate that an ongoing commitment exists to continue the maintenance and operation of the activity or facility.

The Town is actively pursuing the implementation of the demolition of these 3 unsafe structures, which is only one piece of continuing implementation of the Master Plan for Mitchell Field.

4. Demonstrate that the project is **ready to proceed** – 10 points

The Town will need to seek proposals from contractors for the demolition. Other than that there are no other barriers to proceeding as soon as grant money is received.

5. Provide a response to the four questions demonstrating the **need for CDBG program funds**. - 15 points

- a. Why are CDBG funds critical for the commencement and ultimate success of the project?

By receiving CDBG funding, the Town will be able to immediately address demolition of the needed structures without diverting funds from other Town needs including other needs at Mitchell Field related to infrastructure and getting the marine business district ready for business use. Diverting funds from other areas, particularly the funding for the infrastructure needs of the marine business district, will slow down the implementation of the Mitchell Field Master Plan and the overall redevelopment efforts for Mitchell Field. .

- b. Have you, or will you, seek funds from other sources? If so, what are those funding sources?

We have attempted to receive funding from the CDBG program several times in the recent past. This grant source remains a prime opportunity for accomplishing a visible and needed community development project. We are not aware of state grant funds for this purpose. Many federal funding sources do not fund requests of this size given the administration required. Additional funding from other sources, such as US Department of Commerce – Economic Development Administration, will be sought for other phases of the Master Plan Implementation.

- c. What is the impact on the project if CDBG funds are not received or if only partial CDBG funds are received?

If the demolition is partially funded, then the number of structures to be demolished would be reduced or the Town would have to divert funds from other areas of the Mitchell Field budget in order to achieve the economy of scale that would be achieved by demolishing three structures in the same general vicinity at the same time. Not receiving CDBG funding could potentially stall the implementation of the Master Plan for this property. If any of the structures remain, it could cause the further decline of property values in this area.

6. **Budget for project.** Fill in the attached budget form and provide the basis for determination of budget amounts (Appendix IV). - 10 points

a. 20% threshold match must be cash, in-kind direct labor, donated land or building materials and contracted project development services.

Construction Projects				
Cost Category	CDBG Funds	Municipal Funds	Other Funds	Total
Design/Engineering	Na	Na	Na	NA
Land Costs	Na	Na	Na	NA
Materials/Supplies	NA	NA	NA	NA
Demolition Costs	30,000	1,500		31,500
Project Management			4,500	4,500
Total Costs	30,000	1,500	4,500	36,000
Provide the basis for determination of budget amounts: R. A. Webber and Sons, Inc proposal and cost estimates				

7. **Implementation schedule** for project: Fill in the attached schedule form (*Appendix III*). - 10 points

Activity	Q #1 J – S 2012	Q #2 O – D 2012
Write RFP	x	
Contract bid	x	
Contract award	x	
Permits for demolition	x	x
Contract start - Demolish structures	x	x
Completion and final payment		x
Project Completed:		x