

Burt County Economic Development Corp. (BCEDC)

Demolition Program Guidelines and Application for Residential and Commercial Properties

Purpose – The goal of the BCEDC Demolition Program is to assist eligible communities and/or individuals to demolish blighted and substandard structures for future development. The program was funded by a grant from the Nielsen Foundation and will be administered by Burt County Economic Development for the county. Burt County Board of Supervisors will have the final say in approval of all grants.

Property Eligibility – The structures to be demolished will be located inside the city zoning jurisdictions of the communities in Burt County.

Applicant Eligibility

1. Application must be submitted by owners of property or by the governmental entity
2. Applicant must identify plan for the demolished property, including, but not limited to:
 - a. Rebuilding or selling lot for a new home or business
 - b. Donating the lot to the community for future improvements
3. Applicant must have a bid **2 bids** from local contractors. If doing the work themselves and remitting their own bid, there must also be an additional bid from an outside contractor.
4. Property owner must be willing to obtain and sign demolition permit from city/village (if applicable) and the grant application from BCEDC.
5. Demolition must be completed prior to receiving funds.
6. If approved, applicant has one year to complete demolition, or the application will be nullified.
7. The Burt County Board of Supervisors reserve the right to seek an independent bid at their discretion. The board also has the ultimate authority in granting funds for each project.

Unit Characteristics – Prior to demolition, the unit will be determined vacant, with a clear title – no liens or assessments.

Definition of Blighted Structured – The structure is not habitable as a dwelling, or in the case of a non-dwelling structure, is no longer useful for the purpose for which the non-dwelling structure was intended and which has been designated by the community's code enforcement

agency and/or the Board of Health as detrimental to the public health or safety in its present condition and use.

Environmental Review – All inspections must be completed according to the community guidelines in which the building is located.

Financial Assistance – 50% of total demolition cost, based on low bid, will be granted for each approved project, with a maximum of \$15,000.

Repayment Clause - A city can qualify for a demolition grant even if they are not the property owner. If the city receives payment through a lien for the entire demolition cost, they are required to then repay the demolition grant.

Compliance with Requirements Lead-Based Paint and Asbestos Regulations – The applicant must follow State of NE Asbestos regulations in conjunction with this project. Property owners must provide the final inspection reports from a certified inspector. If asbestos is present, a copy of the delivery/disposal report must also be provided to the BCEDC Board of Directors.

Demolition Process – Upon decision by the County Board to fund the applicant, the following steps will be taken. **Nothing can be started before approval.**

1. Contractor selected.
2. Demolition must be completed within one year of approval.
3. Picture of completed project, invoice(s) for project, and a completed W- 9 form are submitted to BCEDC office.
4. BCEDC will present information to County Clerk for payment.

I have read the guidelines. I understand that by accepting any grant funds, I am required to abide by the regulations as written.

Applicant Signature_____

Print Name_____

Demolition Grant Application

Burt County Economic Development Corporation
111 N. 13th, Suite 13 * Tekamah, NE 68061
402-374-2953 * email: ecodevo@burtcounty.org

Location Information of Property

Street Address: Lot: Block: Addition: _____ Owner(s): _____
Zoning: _____

Applicant Information

Contact Person: _____
Address: _____ City: _____
Phone Number: _____ Address: _____
If residential, social security #: _____
If commercial, Federal ID #: _____

Please attach picture and legal description of subject property when submitting

Plans for applicant property

Rebuilding: Yes _____ No _____ Selling: Yes _____ No _____

Disposal of Building Materials

Where: _____

Demolition Contractor

Name: _____
Address: _____
Cellphone #: _____ Estimated Cost _____
Email: _____

All work must be done in accordance with the corresponding municipal code and IBC Code.

I am the owner of record, or I am the city/village representative, of the above property. I assume complete responsibility for any liability arising from the demolition of the above building(s) and I understand that I, as the owner or the owner's agent, must ensure that the following is completed.

- Sewer and water lines must be abandoned at the main and inspected before a demolition permit is issued.
- Electric and gas companies must be contacted and services must be disconnected before commencing any demolition work. Digger's Hotline should also be contacted.

- Obtain demolition permit from applicable city/village.
- State and/or federal agencies must be contacted regarding asbestos removal and all inspections.
- Site shall be final graded with clean fill to match adjacent grade.

Applicant Signature _____