

Commercial Building Program (CBP)

Rehabilitation or Demolition

Schuyler, Nebraska

{previously titled, 'Commercial Building Rehabilitation Program'}

Aging commercial buildings require timely maintenance and periodic upgrades - some buildings have deteriorated beyond repair. Structures deteriorating in appearance and condition erode market values, tarnish re-sale opportunities of other properties and are deterrents to future investment.

Eligible Buildings: vacant commercial buildings located within the city limits

Rehabilitation Objectives:

- **extend shelf-life of aging commercial buildings**
- **enhance the appearance of deteriorating buildings**
- **grow opportunities for small businesses to locate**
- **stabilize property values of adjacent commercial buildings**
- **lessen visual economic uncertainties to encourage investment**
- **improve marketability of adjacent commercial buildings**

Rehabilitation Priorities:

- **upgrade to code: wiring, plumbing, sanitary sewer, heating /ac systems**
- **roof and foundation integrity assured**
- **facade enhancement to improve appearance**

Demolition Objectives:

- **demolish deteriorated / beyond repair building**
- **create new opportunities at property location**
- **stabilize property values of adjacent commercial buildings**
- **lessen visual economic uncertainties deterring private investment**
- **enhance appearance and marketability of adjacent commercial buildings**

Financing:

- **LB 840 Economic Development Investment Funds**
- **Program Budget: \$ 60,000 Maximum per building: \$ 60,000**

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Rehab Options:

- 1. commercial building gifted to and accepted by Schuyler City Council:**
 - ~ temporary custodial ownership by City until building is rehabbed
 - ~ sale of rehabbed building to new owner required
- 2. 0% interest primary mortgage loan:**
 - ~ owner authorizes City to control building and to direct rehabbing process
 - ~ owner agrees to sell building to new owner upon completion of rehab
 - ~ building to remain unoccupied until building is sold
 - ~ owner responsible for payment of all property taxes, utilities, building insurance
 - ~ building insurance in the amount of mortgage loan required until building is sold
 - ~ loan repayment due upon sale of building
- 3. commercial building purchased by City:**
 - ~ temporary custodial ownership by City until building is rehabbed
 - ~ sale of rehabbed building to new owner required

Demolition Options:

- 1. commercial building gifted to and accepted by City Council**
 - ~ City responsible for the demolition of gifted building
 - ~ sale of property to capitalized private ownership a priority
- 2. purchase of commercial building approved by City Council:**
 - ~ City responsible for the demolition of purchased building
 - ~ sale of property to capitalized private ownership a priority

Process:

- Schuyler Development Company (SDC) identifies / recommends commercial building for Commercial Building Program (CBP) to City Council
- City Council may require structural engineer assessment of recommended building prior to its approval for the CBP (engineering fees CBP expense)
- City secures cost estimates to rehab / demolish building prior to approval for CBP
- City Council approves building for the CBP and executes selected Option
- City Council approves contractor's cost estimate for commercial building
- Mayor and City Administrator direct completion of selected Option (rehab / demolish)
- Economic Development Coordinator supports the Process as directed by the Mayor and City Administrator
- City Council approves sale of property
- revenue received from sale of property credited back to the CBP budget for reuse

Note: Based on the condition of building, availability of funds and / or market factors, not all eligible buildings will be approved for the Commercial Building Program (CBP).