



Rebuild Downtowns and Main Streets Capital Grant Program (RDMS)



Purpose



Rebuild Downtowns & Main Streets (RDMS) will provide capital grants to support economic recovery in commercial corridors and downtowns that have experienced disinvestment, particularly in communities hardest-hit by COVID-19.

Funding Sources



- RDMS is supported by State and Federal Funding
 - State -- Rebuild Illinois Capital Plan (Public Act 102-0017)
 - Federal -- American Rescue Plan Act (ARPA)
- **Two distinct CSFAs (420-00-2560 and 420-27-2729) but applicant only needs to apply once to be considered for both.**

Grant Parameters



- Eligible entities
 - Local Units of Government
 - Private businesses (profit or non-profit)
- Total Funding Available -- \$50 million
- Individual Grant Amounts
 - Minimum \$250,000
 - Maximum \$3 million
- Application Deadline: January 10, 2022



Grants are Intended for Prospective Capital Investment



- Project must meet bondable requirements set forth in 30 ILCS 425/ (Build Illinois Bond Act)
- Prior costs are not allowable
- Indirect costs are not allowable



Examples of Allowable Expenditures



Architectural planning and engineering design

Site selection

Land and building acquisition

Demolition (in preparation for additional work)

Site preparation and improvement

Utility work

New construction of buildings and structures

Reconstruction or improvement of existing buildings or structure

Original furnishings and durable equipment

Replacement of currently utilized assets by a better asset

Expansion of existing buildings or facilities



Examples of Unallowable Expenditures



Operational and administrative expenses

Lease payments for rental of equipment or facilities

Costs of staff or resident labor and material

Expenditures to acquire or construct temporary facilities

Purchase of automobiles, trucks, farm equipment, boats or rolling stock

Livestock or laboratory animals

Unpredictable or unusual legal expenses

Costs for archaeological digs, research or exploration

Matching Requirements



- Private businesses and private non-profit organizations must provide matching cash funds of at least 50% of the project cost
 - Matching funds can come from any non-state source
 - In-kind contributions do not count towards the match requirement
 - Matching funds above the 50% minimum may improve the odds of receiving an award
- Matching requirement is waived for units of local government, but providing a match might improve the odds of receiving an award




Projects must be located in a commercial corridor or downtown area



- Must feature multiple public-facing commercial establishments
- May be located in rural and urban areas




Eligible projects include -- but are not limited to -- new construction or rehabilitation of the following

- 
- Roads, parking, and sidewalks
 - Transit, pedestrian, or bicycle infrastructure
 - Broadband infrastructure
 - Water/sewer infrastructure
 - Public spaces, such as parks and plazas, including lighting and landscaping
 - Sustainable investment in or modernization of structures in disrepair
 - Mixed-use development or transit-oriented development




Successful projects will have a strong connection with efforts to promote recovery from COVID-19 crisis

- 
- Are located in a disproportionately impacted area (DIA), Opportunity Zone (OZ) or a Qualified Census Tract (QCT)
 - Are located in a rural area that has experienced major economic disinvestment or job loss
 - Advance initiatives that are part of a regional or local plan
 - Demonstrate a likelihood of attracting future private investment
 - Benefit a corridor or business district with significant presence of businesses in industries hard-hit by COVID-19, including hospitality, tourism, and the arts



Projects should have a strong connection with efforts to promote recovery from COVID-19 crisis (con'd)

- 
- Preserve structures of historic significance that enhance the unique character of the corridor or neighborhood
 - Demonstrate extensive community support
 - Feature a strong minority inclusion plan and commit to a competitive Business Enterprise Program (BEP) goal
 - Receive additional funding support from the federal government, local government, or private sources

Application Grading and Awards

- DCEO will grade and rank applications according to consistency with review criteria
- Review team will recommend awards according to evaluations and available funding.
- DCEO may take the geographic distribution of projects and eligibility under each of the respective funding sources into account, in addition to grantee score, when making award determinations
- Successful applicants will receive a Notice of State Award (NOSA). Unsuccessful applicants will be notified once successful applicants have accepted their awards




Applications Will Be Graded on a 100-pt Scale

- Applicant Capacity (25 points)
- Proposal Quality (40 points)
- Community Need (35 points)





Scoring Applicant Capacity (25 pts)

- 
- Description of the overall scope of the proposed project and the plan to administer and manage the project
 - Project timelines and milestones
 - Funding plan
 - Plan for obtaining all necessary permits
 - Organizational experience managing similar projects and overcoming obstacles



Scoring Proposal Quality (40 pts)

- Robust description of project area/community
- Demonstration that the project will complement existing assets and improve post-construction economic recovery
- Demonstration that the project is likely to leverage additional investment in the area
- Preservation of structures of historic significance, where applicable
- Provision of a detailed budget, including a breakdown by categories
- Evidence of broad community support
- Demonstration of consistency with local and regional planning efforts
- Provision of a strong minority inclusion plan
- Additional financial support above minimum match



Scoring Community Need (35 pts)

- Demonstration that project will address a significant existing deficiency within a downtown area or commercial corridor that is impacting quality of life or economic development prospects
- Eligibility to receive ARPA funds
- Project located within a Disproportionately Impacted Area (DIA), Qualified Census Tract (QCT), or Opportunity Zone (OZ)
- Project located in a rural area
- Demonstrate evidence of community economic hardship, aside from its location within a DIA, QCT, or OZ (e.g. high poverty and unemployment, loss of major employer, etc.)
- Demonstration that the local community, especially its downtown area and commercial corridors, have been harmed by the COVID-19 crisis (aside from its designation as a DIA/QCT/OZ)? For example, does the project area have a significant presence of businesses in industries hard-hit by COVID-19?



Administrative Requirements

- GATA
- Procurement
- Business Enterprise Program
- Environmental Review Requirements
- Illinois Works Jobs Program Act
- Prevailing Wage Act
- Employment of Illinois Workers on Public Works Act
- Performance and Financial Reporting
- Monitoring and Audits

More Information?

- **DCEO Web Site:**
<https://www2.illinois.gov/dceo/AboutDCEO/GrantOpportunities/Pages/default.aspx>
- **Program Manager:**
John O'Conner
Illinois Department of Commerce & Economic Opportunity
Email: CEO.RDMS@illinois.gov



Questions?

Thank You!

Office of Policy Development, Planning & Research
500 East Monroe
Springfield, IL 62701
Email: CEO.RDMS@Illinois.gov



Illinois
Department of Commerce
& Economic Opportunity

Bruce Rauner, Governor