



Selma and Marion Historic Revitalization Grant Program

Full Application

Program Contacts:

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Selma and Marion Historic Revitalization Grant Program: Full Grant Application

Please complete this form if, and only if, you have been invited to submit a full application to the Selma and Marion Historic Revitalization grant program. Do not complete this form if you have not already submitted your Letter of Interest. To be considered for funding, please provide an answer for each field listed below. Grant Applications must be submitted via email to grants@opportunityalabama.com.

Projects will be funded on a rolling basis as applications are received, so we encourage submission of your Full Grant Application as quickly as possible to ensure availability of funds.

I. Applicant Information

Project Name:

Project Address:

Total Square Footage of Project:

Property Owner's Name:

NPS Historic District (please select one):

Old Town Historic District (Selma, AL), NRHP Reference No. 78000486

Water Avenue Historic District (Selma, AL), NRHP Reference No. 72000160

Marion Courthouse Square Historic District (Marion, AL), NRHP Reference No. 96000111

Contact Name for Grant Application:

Contact Address for Grant Application:

Contact Phone Number for Grant Application:

Contact Email Address for Grant Application:



Type of Entity Requesting Grant Funding (check one):

Property Owner

For-Profit real estate development firm

Non-profit real estate development firm

Non-profit organization

Municipality

College or University

Other (please explain): _____

Is the entity requesting funding registered with the federal System for Award Management at SAM.gov?

Yes

No

If yes, please provide your Unique Entity Identifier:

If yes, please provide your SAM expiration date:

If no, you must be registered with SAM.gov before we can finalize your grant agreement.

II. Historical and Architectural Significance of Property (0-15 pts)

- A. Describe the architectural significance of the building. Provide date of construction and dates of any alterations that changed the appearance of the property. Describe the number of stories, exterior materials, shape of building, decorative features, and architectural style(s) in which the building was built. Provide a general description of the interior layout. (400 words or less)



- B. Describe the social history of the building. Explain why the building is important, include the name of the architect or builder if known, and owners, tenants, businesses, and uses of the property to the present day. Describe any events of historical significance that took place in or around the building. (400 words or less)

III. Potential to Foster Significant Economic Development (0-20 pts)

- A. Describe the intended purpose(s) of the building after construction is complete. (100 words or less)
- B. How many projected businesses will be served through use of this building?
- C. How many projected jobs will be created through use of this building?
- D. How many projected jobs will be retained through use of this building?
- E. Based on the proposed plan, how many total tenants will be housed in this building?
- a. How many Residential units?
 - b. How many Commercial (retail, office, hotel, etc.) tenants?



- D. Describe any community engagement (public discussions, engagement with municipal government, charettes, surveys, etc.) that have you completed in developing the plan for this redevelopment and explain how your project is aligned with local strategic plans.

V. Urgency of Need (0-10 pts)

- A. Describe the building's current condition and need for revitalization.
- B. Explain why grant funding is necessary for this project to be successful.
- C. Explain how this grant request fits into the overall funding strategy for this project. Include other identified and secured sources of funding, including equity, loans, and tax credits. Projects that can demonstrate additional sources of funding secured, beyond this grant, will receive priority. Larger projects in particular (e.g., projects requesting greater than \$100,000 of grant funding) must demonstrate a more complete capital stack to cover the cost of development.



VI. Feasibility of Project and Applicant's Ability to Execute (0-20 pts)

- A. *Project Schedule*: Provide a detailed timeline of all tasks and activities to be completed over the 24 month grant period. All projects must be completed by August 31, 2025. In your Project Schedule, include the following information:
- a. Overarching project goals and measurable outcomes
 - b. A timeline of all anticipated tasks and activities with start date and end date
 - c. Identification of who will perform what tasks and activities
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- B. *Project Team*: Provide all names, affiliations, and bios including a description of prior experience for each member of your project's immediate development team. Explain what role they will play on the team and any prior experience they bring in successfully completing one or more projects of similar scale to the one proposed.



- C. *Professional Services*: Provide a description of all professional services you have secured and will need to secure to complete this project. If you have secured professional services for the project, include a one-paragraph description of the firm's qualifications and experience. All services secured during the period of grant funding must be bid according to the federal standards described in the NOFO and outlined in your grant agreement.
- D. *Project Budget*: Include a completed project budget, using the [downloadable template](#). The project budget will provide details pertaining to expenses and income needed to complete the proposed project.

VII. Budget Justification (15 points)

Provide a detailed explanation of each "expense" listed in your Grant Request Budget. Explain all consulting, contracting, construction materials, and labor costs that you are requesting to have covered by grant funding. Explain the basis for your proposed costs and upload any documentation that can support these proposed expenditures.



VIII. Additional Documents

Applicants are encouraged to submit the following documents to demonstrate the viability of the project and the strength of the project team.

- Environmental study
- Demand or Market study
- Architectural Plans including Floor Plans
- Pro forma or Sources and Uses document
- Letters of support from local community entities
- Letters confirming sources and amounts of secured equity and/or debt for the project



Evaluation and Selection Criteria:

Thank you for completing the fields above. Please note that grant applications will be reviewed by staff at Opportunity Alabama (OPAL) and an independent Grants Advisory Committee (GAC). The GAC is made up of professionals with experience in grant making, historic preservation, and economic revitalization, particularly in rural communities. Applicants whose submissions receive a high score from the GAC and are finalists for grant funding will be asked to submit further information and documentation to aid in the final determination of awards.

Your responses to the questions above will be evaluated and scored based on the five major criteria listed below.

- I. *Historic and Architectural Significance of Property (0-20 pts)*
Buildings receiving grant funding must be contributing properties to a National Park Service historic district. Applicants must provide a narrative description of the historic and architectural significance of the building that includes information about when it was built, the architectural style(s) in which it was built, and major periods of renovation and reconstruction of the building. Applicants will also provide information pertaining to the social history of the building - who designed and/or commissioned the building, how it was used and by whom, and any events of historic significance that occurred in or around the building.
- II. *Potential to Foster Economic Development (0-25 pts)*
The goal of this grant program is to fund historic revitalization projects that will bring new economic activity to historically-underserved neighborhoods. All applicants should demonstrate that their redevelopment plan will generate income and/or that jobs will be created or retained as a result of redevelopment of the property. Information about leasing, potential tenants (commercial and residential), and projected rental rates should be included in the application to help the GAC assess the economic impact of the project.
- III. *Community Impact of Project (0-20pts)*
In addition to economic impact, projects receiving grant funding should bring aesthetic, social, and cultural value that meets the needs of the local community. All applicants should describe the anticipated positive community impact of the project and demonstrate tangible community input, involvement, or support for the project proposed.
- IV. *Urgency of Project and Need (0-10 pts)*
Applicants must demonstrate that the building is in need of significant repair and revitalization and that the project will not be able to proceed but for the assistance of grant funding.
- V. *Feasibility of Project and Applicant's Ability to Execute (0-25 pts)*



Applicants should demonstrate that they have the capacity and funding to execute the project in a timely manner with the support of grant funding. Property owners and development teams should demonstrate financial capacity to proceed and share their plans to leverage funding from additional sources including investors and lenders. The applicant should have a clear budget and timeline based on developed *pro forma*, demand or market studies, architectural plans, engineering designs, environmental assessments, quotes from contractors, etc.

Applicants should demonstrate their ability to oversee and manage a project of the scale proposed. Applications will be assessed based upon the credentials of the developer, design professionals, and general contractor secured for the project.

