

City of McPherson 2018 Community Development Block Grant Demolition Plan

1. Target Area Location: The City of McPherson has funds available for the removal of residential structures within the City of McPherson. There is no defined target area for the residential demolitions, but all demolitions must be in the corporate limits of McPherson.
2. Structure Eligibility: Upon request to demolish an unsafe, dangerous or blighted structure, the City inspection staff shall certify that the structure to be demolished is in condemnable condition and presents a hazard to public health and safety. A structure not deemed condemnable by the City inspection staff shall not be eligible for this program.
3. Eligible Activities: Structures that are in condemnable condition would be removed under this plan, in accordance to the ranking system below. Structures to be removed using the CDBG funds would need to be in the target area. Those to be removed with City funds should be within the target area and would comply with the City Voluntary Demolition program. These activities would result in the improvement of the health and safety of residents.
4. Ineligible Activities: Any activity that does not result in the removal of a blighting influence or improving the health and safety of residents.
5. Expenditure Limits: Though there are no limits on maximum amount allowed to be spent on demolitions, the grant has an average of \$6,000 per demolition amount spending amount established. The cost of demolitions in excess of budgeted funds will be the responsibility of property owner.
6. Application Procedures: The availability of demolition funds will be publicized to residents of the city through the local newspaper and other appropriate means. Applicants will be able to pick up forms at the city office located at 400 E Kansas Avenue, McPherson, KS 67460 from 8:00 a.m. - 5:00 p.m.

Applications will be screened and recipients will be ranked by the procedures below. The final determination of recipients and work to be done will be dependent upon findings of the preliminary inspections, cost estimates and contractor bids.

7. Role of Residents and Homeowners: Homeowners agree to allow the demolition work and to provide access to the property by demolition personnel. Access will be required for preliminary inspections, pre-bid conference inspections, demolition and ongoing inspection of work. A waiver of liability must be completed for each property, which is included in the application. If demolitions exceed budgeted funding in the grant,

homeowners must agree to pay additional demolition costs. Preference will be given to those properties with an established plan of rebuilding residential but all residential properties meeting eligibility.

8. Complaint Procedures: The City of McPherson will serve as an appeal board to hear grievances of individuals regarding the administration and demolition. All grievances shall be answered in writing within fifteen (15) working days of receipt of the grievance. The decision of the City of McPherson shall be final.
9. Demolition Contract Procedures: Procurement procedures of the CDBG program must be used for procurement of services, materials and products. Competitive sealed bids for demolition will be taken for individual properties.

Bids will be solicited from known contractors and notices to bidders will be publicly advertised. All parties interested in bidding will be provided with a clear and accurate description of the technical requirements of the service to be procured, as well as any other requirements which offers must fulfill and all other factors to be used in evaluating bids or proposals.

In the event that an insufficient number of bids are received, or the bids are unacceptable, the work may be rebid or alternative procurement procedures may be used, such as the Small Purchases Procedures or Non-Competitive Negotiations.

Awards shall be made only to responsible contractors who possess the potential ability to perform successfully under the terms and conditions of a proposed procurement. Consideration shall be given to price, as well as such matters as contractor integrity, compliance with public policy, record of past performance and financial and technical resources.

All Contractors are required to obtain a demolition permits through the City of McPherson. All city permit fees will be waived by the City. However, contractors are responsible for

Bids will be reviewed and approved by the Housing Rehabilitation Staff composed of the City Inspector, Deputy Inspector(s) or contracted staff inspector.

10. Amendments to Housing Rehabilitation Program and Demolition Plan: Provisions of the Demolition Plan may be amended by the City Commission and Commerce.