



Organization: [CITY OF MT. STERLING](#)

Project Title: Real Estate Improvement Program (REIP)

Request Amount: \$50,000

Total Project/Program Budget: \$100,000

Target Population: Residential properties located within the city limits. The residential facade program targets owner-occupied units.

TFF Staff Comments: The City of Mt. Sterling has received numerous TFF Capacity Building and Formal Funding Grants over the years. Most recently, they received a \$116,000 Formal Funding Grant in 2024 for Strategic Planning.



Mt. Sterling housing improvements have consistently been on the list of large projects that TFF's Board has expressed a desire to pursue. TFF Staff have worked with the City of Mt. Sterling and the City Planning Commission to develop strategies to impact the condition of dilapidated residential properties.

TFF Staff support this project and believe the TFF Board should consider treating this program like the Uptown commercial building Façade Improvement Program where TFF provides funding on a semi-regular basis to meet demand. In addition, TFF funding will help provide accountability for the City to ensure they are taking appropriate steps to clear abandoned properties.

The TFF Board is reviewing this application because it is for \$50,000.

Proposal

***Request Owner:** Dan Teefey
Request Source: External (Submitted 02/21/2024)
Proposal Type: Brown County Formal Grant Application
Invitation code (where applicable): Cycle 1, 2024 (27827YQL3J)
Action Without Meeting:
Approval Stipulations: N/A
TFF Staff Comments:
Project Title: Real Estate Improvement Program (REIP)
Request Amount: \$50,000.00
Total Project or Program Budget: \$100,000.00
Funds are being requested for:: New Program Support
Focus of Brown County Grant Request: Community
***Target Population Served by Request:** Residential properties located within the city limits. The residential facade program is expected for owner-occupied.
Project Start Date: 05/01/2024
Project End Date: 04/30/2025
Request Information: We are requesting \$50,000 under this REIP "umbrella" program to initiate a "Blighted Property Residential Sub-program" and a "Residential Façade Improvement Sub-program".

The planning committee (the Committee) of the city government commenced meetings in August 2023 specifically to discuss issues surrounding dilapidated/blighted residential properties -- in particular those that represent health and safety issues in the community. The Committee has continued to meet approximately every three weeks to discuss the efforts and organization to help the community address these properties. As part of the Committee's deliberations, we have also looked to other communities that have introduced dilapidated/blighted property programs and also programs that offer an opportunity for owner-occupied properties to be considered for "façade" improvement grants.

For its fiscal year ending on April 30, 2025, the City has committed (2/20/2024 meeting) to provide general funds and gaming and cannabis tax allocations from the State of Illinois in support of the Blighted Sub-program and Façade Sub-program. Amounts appropriated total \$50,000.

Need for Project: As with the Uptown Facade improvement program, we continue to see residential properties that are in need of desperate repair, demolition, or general improvements to residential facades. Many of the owners will not expend (or do not have) the resources to meet improvement objectives of community leadership. As a result, many of the properties that have been preliminary considered under these programs are impediments to attracting potential homeowners to purchase, build, or renovate adjacent properties.

Best Practices: Our project proposal is not unique. Many communities have initiated "fix or flatten" programs and/or residential facade improvement programs to address similar issues. We also understand this to be a slow and deliberate process that requires a long-term commitment. Our planning committee is focused on making these efforts for the long-term in Mt. Sterling.

Collaboration: We are not in a formal collaboration outside of city government on this project. We considered whether Two Rivers could be a partner, but have opted to begin to build our resources and experiences locally. We believe this will be more effective and also enable us to build credentials that could open up government grants in the future years.

***How Does This Request Fit Into Your Organization's Mission and Purpose?:** Our community has a broad mission to make Mt. Sterling a great place to live, work and play. In this context, we believe it is also important that those of us living here also make it attractive for others to consider our community for "their" future. Addressing properties that have negative impact on the attractiveness of Mt Sterling is an important long-term problem to solve.

SWOT Analysis of Organization or Project

Strengths (S) - What do you do very well?	Weaknesses (W) - What do you need to improve?	Opportunities (O) - Where do you see opportunities for impact?	Threats (T) - Where do you see obstacles to your goals?
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We have a community-minded general populace that can attract residents to get behind new programs.	Those in need of these types of programs may not have the financial resources to address the problems identified.	Creating a long-term program to address these issues should make our community more attractive to potential residents	Owners may express a sense of "independence" and resist assistance.
Our uptown facade program is a demonstrated success over more than ten years.	We will need to follow program guidelines once formalized, in particular in the area of blighted properties.	We anticipate the current strategic plan initiative will also support the community's interest.	Changes in elected city leadership could also deviate from this initiative.
The broader real estate community is also interested to see these improvements. We believe they will advise/assist to further this initiative.	We are still developing the marketing plan for the community to "get onboard"	A demonstrated program could open opportunities to other grant/funding sources	An un-anticipated change in city revenues could impact longer-term funding commitments.

S.W.O.T. Analysis:

SWOT Analysis:

Did you complete the SWOT Analysis for your organization as a whole or only for a specific project and/or program within your organization?: Project/Program

Goals and Action Plan for Measurable Impact

Goal - What do you want to accomplish? What do you want to achieve?	Current Situation - What are you doing now? What does your current data show?	Action Steps to Achieve Goal - What do you plan to do to move from your current situation to your goal?	Measurable Impact Desired - How will you know that you achieved your goal?
Remediate/remove 4 properties in FY25 under the Blighted Program.	There are well in excess of 10 properties that have been identified.	Engage with property owners, neighborhood, and safety officials	Remediate/remove 4 properties in FY25
Improve 4 residential facades in FY25 under the Residential Facade Program	There are well in excess of 20 properties that have been identified	Engage with owner-occupied residential owners - educate and encourage them to participate	Improve 4 (at least) owner-occupied residential facades in FY 25.
Community connections (e.g. town halls) to educate residents about the programs.	Only a limited number of residents understand the programs are being considered and funded.	We will undertake town halls, website education, press coverage, social media, etc.	At least 8 unique "touch points" in FY25.

Measurable Goals & Action Plan:

Future Funding Plan:

We would anticipate seeking matching funding from the Foundation for at least the first three years of the programs until we have established our capabilities to qualify for government grants that may be available from time to time.

For many state or federal programs that may offer grants under similar programs, an organization is required to demonstrate a "track record" in administering and managing the program. At this stage, we do not have these credentials and would need to look to other organizations (e.g. Two Rivers) to administer these activities for us. As a result, we believe gaining this experience "in house" would offer more opportunities, effectiveness and control as we build these programs. Unfortunately, enhancing the appeal of our community by addressing various housing needs and issues will require a long-term commitment of both time and resources.

We believe it will be most effective to focus our efforts in certain areas of the City in contrast to addressing "one off" properties throughout. We have initially identified four (4) quadrants (based on the city precincts) to focus our efforts. The first quadrant is expected to be the northwest side of the city bordered by Main Street and Capitol Avenue.

Capacity Building:

As it relates to these programs, we believe one of the biggest impacts has been the more active engagement of the City planning committee. City counsel members, staff, and community volunteers have dedicated significant and consistent efforts for more than six months to further the development of these programs. It has been a broad commitment to pursue a long-term solution.

Project Photos: 215 W North.jpeg.png, 304 W North.jpeg.png
Executive Director/President/CEO Authorization: Yes
Does Your Organization Have a Strategic Plan?: No
Project Budget Template: REIP_Final_Report_Budget_Template.xlsx
Current Annual Organization Budget: \$2,000,000.00
Organization Budget: Grant Request _Supplemental Note.docx
Statement of Financial Condition: Grant Request _Supplemental Note.docx
Statement of Activities: Mt Sterling_FY23_extract_activities.pdf
Do you have any overdue Final Impact Reports to TFF?: No
Key Staff Member Information: In addition to the mayor and city counsel, other committee members include: Vada Yingling, Peggy Perry, Rob Akright, Nick Hendricker, as well as other city staff members
***Organizational or Personnel Changes:** No significant changes
Board of Directors: Mount Sterling_board and key staff.docx
Audit: 2023 CITY OF MT. STERLING, IL audit.zip, Grant Request _Supplemental Note.docx
990:
***Letter of Agreement - Review and Accept Terms:** ● I ACCEPT
***Name of Individual Agreeing to Terms:** Vada Yingling_Rob Akright
How long did it take you to complete this grant application?: 1-5 hours
Please share any suggested improvements to our grant application process.:
Is this an Invitation Grant?: No
Interim Report 1:
Grant Variance Request:
Site Visit Report:
Challenge Grant Document(s):

Project Budget Template

PROJECT INCOME				PROJECT EXPENSES			
Source	Budgeted Cash Income	Budgeted In-Kind Income	Indicate if income is Committed (C) or Pending (P)	Item	Budgeted Cash Expenses	Budgeted In-Kind Expenses	Dollars Requested from Tracy Family Foundation
Local Government	\$50,000.00	\$		Salaries or wages for project staff <i>(break down by individual position below and indicate full or part-time)</i>			
State Government	\$	\$		Salaries and wages	\$0.00	\$	\$
Federal Government	\$	\$			\$	\$	\$
Individual Contributions	\$	\$			\$	\$	\$
Foundations <i>(specify below)</i>				Salaries and wages subtotal	\$0.00	\$0.00	\$0.00
Tracy Family Foundation	\$50,000.00		P				
<i>(name)</i>	\$	\$		Insurance Benefits & Other Related Taxes	\$0.00	\$	\$
<i>(name)</i>	\$	\$		Consultants & Professional Fees	\$20,000.00	\$	\$10,000.00
Corporations <i>(specify below)</i>				Travel	\$0.00	\$	\$
<i>(name)</i>	\$	\$		Equipment	\$0.00	\$	\$
<i>(name)</i>	\$	\$		Supplies	\$0.00	\$	\$
<i>(name)</i>	\$	\$		Marketing	\$0.00	\$	\$
Program Service Fees	\$	\$		Rent & Utilities	\$0.00	\$	\$
Membership Income	\$	\$		Training & Professional Development	\$0.00	\$	\$
Other <i>(specify below)</i>				Other <i>(specify below)</i>			
	\$	\$		Remediations (8 units at \$10k/ea)	\$80,000.00	\$	\$40,000.00
	\$	\$		Total	\$100,000.00	\$0.00	
	\$	\$					
	\$	\$					
Total	\$100,000.00	\$0.00					
	Total Budgeted Cash and In-Kind Income				Total Budgeted Cash and In-Kind Expenses		Total Requested from TFF
	\$100,000.00				\$100,000.00		\$50,000.00

Please provide any comments needed to help someone unfamiliar with your program/project understand the numbers above.

For FY25 (ended April 30, 2025), the REIP programs anticipates remediating 8 properties. We estimate each project will require approximately \$10,000. We also anticipate some projects may require professional (inspectors, legal, etc.). We have estimated \$20k of professional fees.