

NOTICE OF OPEN MEETING

Public Notice is hereby given that the City Council of the City of Excelsior Springs will conduct a PUBLIC HEARING at **5:30 PM, May 18, 2026** to consider and act upon the matters on the following agenda and such other matters as may be presented at the meeting and determined to be appropriate for discussion at the time.

The tentative agenda of this meeting is as follows.

**City Council
City of Excelsior Springs**

AGENDA



City Council Meeting
5:30 PM
Monday, May 18, 2026
Council Chambers at Hall of Waters Building, 201 E Broadway, Ex.
Springs MO

Call to Order

Roll Call

AGENDA

Public Hearing - Community Development Block Grant (CDBG) for the
Downtown Revitalization 2026 Grant Application

Remarks - City Manager

Transmittals

Remarks - City Council

Remarks - Mayor

Adjourn

Representatives of the news media may obtain copies of this notice by contacting the City Manager's office, 201 East Broadway. Phone (816) 630-0752.

If any accommodations are required in order to attend this meeting (i.e. qualified interpreter, large print, reader, hearing assistance), please notify the City Manager's office no later than 48 hours prior to the beginning of the meeting.

Date and Time of Posting: Wednesday, May 6, 2026 at 9:45am



Board/Commission Members
City Council 5/18/2026

TO: City Council
FROM:
DATE:
RE: Agenda

1. 5-18-26 PUBLIC HEARING NOTICE - CDBG Downtown Revitalization Grant
2. Proposed CDBG Downtown Revitalization Project Summary
3. CDBG Council Packet

PUBLIC HEARING NOTICE
Community Development Block Grant (CDBG)
Downtown Revitalization 2026 Grant Application

The City of Excelsior Springs will hold a public hearing to solicit citizen input on community development needs and to discuss the proposed submission of an application for funding under the Missouri Community Development Block Grant (CDBG) Program.

The City is considering applying for the **Downtown Revitalization 2026 Grant**, which is administered by the Missouri Department of Economic Development. The proposed project will focus on revitalization efforts within the downtown district of Excelsior Springs, including improvements that support economic development, infrastructure, and community vitality to meet the national objective of elimination of slum and blight. There will be minimization of displacement of persons resulting from the project, and assistance to any displaced persons would be provided according to the Uniform Relocation and Real Property Acquisition Act of 1970 as amended, Section 104(d), Section 104(k) or Section 105(a)(11) of the Title I Act. The maximum grant amount is \$750,000.00.

Public Hearing Details:

Date: May 18, 2026

Time: 5:30 pm

Location: City Council Chambers

The purpose of this hearing is to obtain citizen input, comments, and suggestions regarding the community's development needs, the proposed project, and the application process. All citizens, particularly those of low and moderate income, are encouraged to attend and participate.

Information regarding the proposed project will be available for public review prior to the hearing at 201 E Broadway, Excelsior Springs, MO. Written comments may also be submitted to City Hall at City Manager's office, 201 E Broadway, Excelsior Springs, MO 64024 prior to the hearing.

The City of Excelsior Springs is committed to compliance with the Americans with Disabilities Act (ADA). Persons requiring special accommodations or assistance should contact City Hall at 816-630-0752 at least 48 hours prior to the hearing.

For additional information, please contact:

City Manager's office

201 E Broadway

Excelsior Springs, MO 64024

816-630-0752

Published by order of the City of Excelsior Springs, Missouri.

Date and time of posting of notice: Wednesday, May 6, 2026 at 9:45am

Proposed CDBG Downtown Revitalization Project Summary

The City of Excelsior Springs, in partnership with the Downtown Excelsior Partnership, Inc. is exploring submission of an application to the Missouri Department of Economic Development (DED) through the Community Development Block Grant (CDBG) Downtown Revitalization Program.

The State of Missouri Department of Economic Development administers the Downtown Revitalization Program to assist communities with impactful downtown improvement projects that revitalize the cultural and economic heartbeat of Missouri communities through strategic redevelopment and preservation efforts.

If awarded, the 2026 Downtown Revitalization Grant could provide up to \$750,000 in grant funding, with a maximum investment of \$75,000 per building project within the designated downtown revitalization area. The program requires a minimum 20% local match, which may include private property owner investments and eligible local contributions.

About the CDBG Downtown Revitalization Program

The Missouri CDBG Downtown Revitalization Program is a competitive statewide grant program administered by the Missouri Department of Economic Development utilizing federal Community Development Block Grant funding. The program is designed to assist communities with:

- Elimination of blight conditions
- Historic preservation and rehabilitation
- Downtown revitalization
- Economic development and reinvestment
- Improvement of commercial districts that provide public benefit

Eligible grant activities may include:

- Exterior rehabilitation of private commercial facades with public easements
- Rehabilitation of public facades (excluding facilities intended for government operations)
- Improvements necessary to address code violations in private commercial or mixed-use structures
- Interior or exterior improvements to eligible nonprofit community facilities
- Infrastructure improvements directly related to downtown revitalization efforts

CDBG funds may not be utilized for residential portions of mixed-use buildings.

Proposed Project Scope

The proposed Downtown Revitalization Project includes 14 commercial rehabilitation projects located within the project district boundary. Proposed improvements include:

- Masonry repair and restoration
- Window and storefront rehabilitation
- Exterior façade improvements
- Parapet stabilization and repair
- Exterior code compliance improvements
- Restoration of historic architectural features
- Accessibility and life safety related exterior improvements

All proposed activities must comply with Missouri DED program requirements, environmental review regulations, procurement standards, labor standards, and historic preservation guidelines.

Project Funding Structure

The proposed application is expected to request \$750,000 in CDBG funding. Of that amount:

- Approximately \$582,801 is proposed to be utilized directly toward eligible property improvements and rehabilitation activities.
- Remaining grant funds are proposed to support project administration, grant oversight, architectural and engineering services, environmental review requirements and compliance activities.

Additionally, participating private property owners are contributing approximately \$193,492.12 in matching investments toward the overall project cost and required grant match.

Participation in the project is voluntary and participating property owners are required to:

- Provide required matching funds
- Execute participation agreements
- Maintain compliance with all grant regulations
- Adhere to procurement and construction requirements
- Refrain from beginning construction activities prior to environmental clearance and grant authorization

Community Impact

Downtown Excelsior Springs serves as a major economic, tourism, and cultural center for the community. Continued investment in the preservation and improvement of historic downtown properties supports:

- Increased business activity and reinvestment
- Tourism and visitor attraction
- Long term property stabilization
- Downtown beautification and revitalization
- Preservation of historic architectural character
- Strengthened economic vitality and community pride

The proposed project represents a strategic public-private partnership investment intended to strengthen the long term health, appearance, and vibrancy of Downtown Excelsior Springs while preserving the historic character that defines our community.

Next Steps

The public hearing process is a required component of the CDBG application process and provides an opportunity for residents, property owners, and stakeholders to learn more about the proposed project and provide public input prior to formal application submission.

If authorized by the City Council, the City of Excelsior Springs will proceed with submission of the application to Missouri DED for competitive funding consideration.

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**Missouri Department of Economic
Development Community Development
Downtown Revitalization Program**

Public Hearing Packet

Public Hearing Date: Monday, May 18, 2026
Location: Hall of Waters, 201 E. Broadway, Excelsior Springs, MO 64024
Prepared By: Downtown Excelsior Partnership, Inc. & City of Excelsior Springs

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PURPOSE OF PUBLIC HEARING

The City of Excelsior Springs, in partnership with the Downtown Excelsior Partnership, Inc. (DEP), is exploring submission of an application to the Missouri Department of Economic Development (DED) through the Community Development Block Grant (CDBG) Downtown Revitalization Program.

This public hearing is a required component of the CDBG application process and is intended to:

- Provide information regarding the proposed Downtown Revitalization Initiative
- Explain the purpose and requirements of the Missouri CDBG Downtown Revitalization Program
- Present the proposed project scope and funding structure
- Gather public input and comments prior to application submission
- Allow the City Council and community stakeholders an opportunity to discuss the proposed project

If authorized by the City Council, the City of Excelsior Springs will proceed with submission of the application for competitive statewide funding consideration.

OVERVIEW OF THE MISSOURI CDBG DOWNTOWN REVITALIZATION PROGRAM

The State of Missouri Department of Economic Development administers the Downtown Revitalization Program to assist communities with impactful downtown improvement projects that revitalize the cultural and economic heartbeat of Missouri communities through strategic redevelopment and preservation efforts.

The Missouri CDBG Downtown Revitalization Program is a competitive statewide grant program utilizing federal Community Development Block Grant funding.

Program Goals Include:

- Elimination of blighted conditions
- Historic preservation and rehabilitation
- Downtown revitalization and redevelopment
- Economic development and reinvestment
- Preservation of historic commercial districts
- Public-private partnership investment opportunities

Eligible Activities May Include:

- Exterior rehabilitation of private commercial facades with public easements
- Rehabilitation of public faces (excluding facilities intended for government operations)
- Improvements necessary to address code violations in private commercial or mixed-use structures
- Interior or exterior improvements to eligible nonprofit community facilities
- Infrastructure improvements directly related to downtown revitalization efforts

CDBG funds may not be utilized for residential portions of mixed-used buildings.

Program Requirements:

- Maximum grant request: \$750,000
- Maximum investment per building: \$75,000
- Minimum 20% local match requirement
- Compliance with environmental review regulations
- Compliance with procurement and labor standards
- Compliance with historic preservation requirements
- Projects must provide public benefit and support downtown revitalization objectives

DOWNTOWN EXCELSIOR SPRINGS REVITALIZATION INITIATIVE SUMMARY

The proposed Downtown Excelsior Springs Revitalization Initiative is intended to support continued investment, preservation, and revitalization throughout the historic downtown district.

Downtown Excelsior Springs serves as a major economic, tourism, and cultural center for the community. Continued investment in historic downtown properties supports:

- Increased business activity and reinvestment
- Tourism and visitor attraction
- Long-term property stabilization
- Downtown beautification and revitalization
- Preservation of historic architectural character
- Strengthened economic vitality and community pride

The proposed project represents a strategic public-private partnership investment intended to strengthen the long-term health, appearance, and vibrancy of Downtown Excelsior Springs while preserving the historic character that defines the community.

PROPOSED PROJECT AREA & BOUNDARY MAP

Proposed Downtown Revitalization Area

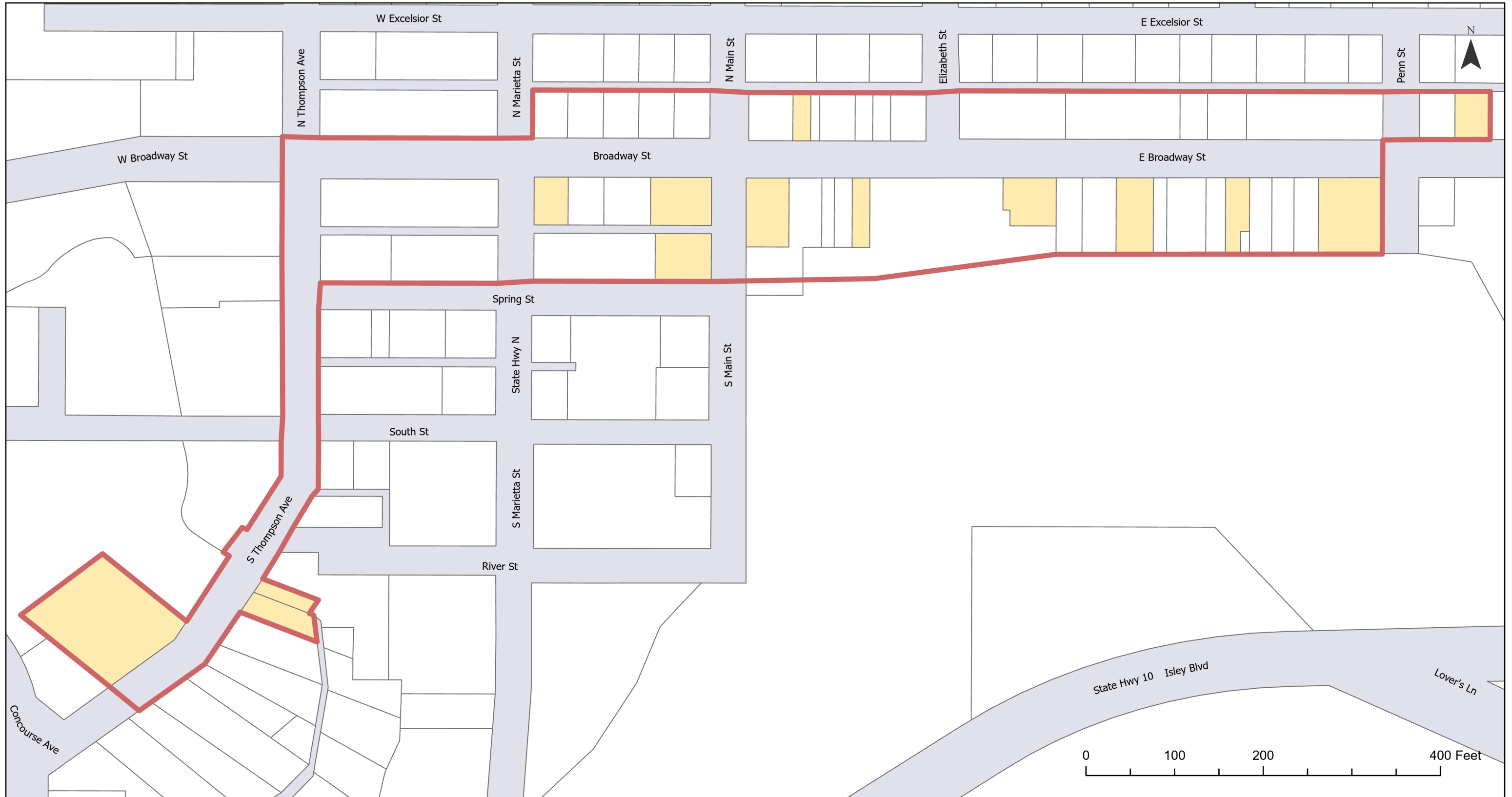
The proposed Downtown Revitalization Initiative includes 14 commercial rehabilitation projects located through the historic downtown district.

The proposed project area generally includes historically significant commercial properties located within the downtown core that contribute to the economic vitality, architectural character, and visitor experience of Downtown Excelsior Springs.

The proposed boundary was developed to focus investment within highly visible and impactful areas of the downtown district where strategic rehabilitation efforts can support long-term revitalization, preservation, and economic development goals.

CDGB Downtown Revitalization

Excelsior Springs, Missouri



PROJECT DEVELOPMENT AND SELECTION PROCESS

The proposed Downtown Revitalization Initiative was developed through a collaborative planning process between the City of Excelsior Springs, the Downtown Excelsior Partnership, Inc., downtown property owners, and project consultants.

Property owners within the downtown district were invited to express interest in participating in the program. Proposed projects were then evaluated based upon:

- Alignment with Missouri DED program eligibility requirements
- Visibility and public impact
- Existing building conditions
- Historic significance
- Project readiness
- Owner willingness to provide required matching investments
- Ability to complete projects within program timelines and requirements

To assist with project development and preliminary cost estimating, the City and DEP partnered with A4G Architects to prepare preliminary project scopes and improvement estimates for participating properties. These preliminary scopes helped establish realistic project budgets and identify potentially eligible rehabilitation activities prior to application submission.

Project funding was strategically structured to maximize the number of participating properties able to benefit from the program. Proposed projects were generally structured utilizing 75% grant participation, up to a maximum of \$75,000 per property, with participating property owners contributing a minimum 25% match requirement and any additional project costs exceeding the grant cap.

This funding structure allowed the City and DEP to extend revitalization opportunities across a larger number of interested downtown properties while also leveraging significant private reinvestment into the district.

Participation in the proposed project remain voluntary and all proposed activities remain subject to final Missouri DED review and approval.

PROPOSED IMPROVEMENTS & ELIGIBLE ACTIVITIES

Proposed Improvements May Include:

- Masonry repair and restoration
- Window and storefront rehabilitation
- Exterior façade improvements
- Parapet stabilization and repair
- Exterior code compliance improvements
- Restoration of historic architectural features
- Accessibility and life safety related exterior improvements

All proposed activities must comply with Missouri DED program requirements, environmental review regulations, procurement standards, labor standards, and historic preservation guidelines.

PROJECT FUNDING STRUCTURE

Proposed Project Funding

The proposed application is expected to request approximately \$750,000 in CDBG funding.

Proposed Use of Funds:

- Approximately \$582,801 toward eligible property improvements and rehabilitation activities
- Remaining grant funds toward project administration, architectural and engineering services, environmental review requirements, grant oversight, and compliance activities.

Local Match Requirement:

- Participating private property owners are contributing approximately \$193,492.12 in matching investments toward the overall project cost and required local grant match.

Important Program Considerations:

- Participation in the project is voluntary
- Property owners are responsible for required matching investments
- Projects are reimbursement-based
- No construction activities may begin prior to environmental clearance and grant authorization
- All projects remain subject to final approval by Missouri DED

PARTICIPATION PROPERTY OVERVIEW

Property Address	Proposed Improvement Type
100-106 E. Broadway	New Exterior Doors New Parapet Coping Caps
101 E. Broadway	New Storefront Main Entrance Structural Improvement
101-105 W. Broadway	New Roof
110 S. Main Street	New Awnings Window Replacement
115 E. Broadway	New Roof New Windows
117 W. Broadway	Façade Repair Façade Masonry Repair
215-217 E. Broadway	Front Façade Masonry Repair & Paint New Roof Coating
235 E. Broadway	Façade Masonry Repair Structure Shoring New Windows
249 E. Broadway	New Roof
259 E. Broadway	New Storefront/Windows New Exterior Doors
328 E. Broadway	Façade Masonry Repair
403 S. Thompson	Leaking Foundation Repair Repair & Replace Creek Bank & Protect Foundation
405 S. Thompson	Façade Masonry Repair Transom Restoration New Front Awning
414 S. Thompson	Remove Masonry & Window Restoration

COMMUNITY IMPACT & PUBLIC BENEFIT

The proposed Downtown Revitalization Initiative is intended to provide long-term public benefit through:

- Preservation of historic downtown buildings
- Reduction of deteriorated and blighted conditions
- Increased downtown investment confidence
- Enhanced downtown aesthetics and visitor experience
- Strengthened economic development opportunities
- Increased tourism and visitor attraction
- Support for existing businesses and future business recruitment
- Continued revitalization of Downtown Excelsior Springs

Downtown Excelsior Springs continues to serve as a regional destination for tourism, dining, entertainment, shopping, and community events. Strategic investment in the district supports both local economic growth and long-term preservation of the community's historic identity.

PROPERTY OWNER PARTICIPATION & COMMITMENT LETTER

Missouri CDBG Downtown Revitalization Program

Property Address: XXX Street, City, State, Zip

Parcel ID: 12345678910121

Property Owner Name(s): XYZ LLC

Business Name (if applicable):

Mailing Address: 123 Street, City, State, Zip

Phone: 555-555-5555

Email: xyz@xyz.com

Date: April 28, 2026

1. Intent to Participate

I/We, the undersigned owner(s) of the above-referenced property, confirm our desire to participate in the Missouri Department of Economic Development Community Development Block Grant (CDBG) Downtown Revitalization Program application being submitted by the City of Excelsior Springs, Missouri.

I/We understand that submission of this application does not guarantee funding.

2. Preliminary Scope of Work

I/We acknowledge the following proposed improvements for inclusion in the grant application:

New Exterior Doors		
Exterior Doors	\$12,000.00	
Hardware	\$8,000.00	
New Parapet Coping Caps		
Demolish existing coping cap	\$4,560.00	
Parapet coping cap	\$7,600.00	
		\$32,160.00
Contingency	5%	\$33,768.00

I/We approve this preliminary scope for use in the grant application.

3. Preliminary Cost Estimate

Current planning estimates for the above project are as follows:

Estimated Total Project Cost: \$33,768.00

Estimated Grant Funded Portion: \$25,326.00

Estimated Owner Contribution: \$8,442.00

I/We understand these figures are preliminary estimates only and may change due to final design, public bidding, market pricing, unforeseen construction conditions, code requirements, or grant conditions.

4. Owner Financial Responsibility

If grant funding is awarded, I/we understand that any required owner contributions, ineligible costs, upgrades beyond approved scope, change orders, or costs exceeding available grant funds may become the responsibility of the property owner.

I/We acknowledge present intent and anticipated ability to participate financially as required for the project to proceed based upon current preliminary estimates.

I/We further understand that final project costs will be determined following design completion and public bidding. If the final owner financial obligation differs materially from the preliminary estimate, the property owner will be provided an opportunity to review updated costs and either reaffirm participation or withdraw from the project prior to execution of construction agreements or commencement of work.

5. Procurement / Contractor Selection

I/We understand:

- The City of Excelsior Springs will be the official applicant and administrator.
- Required public procurement and bidding procedures must be followed.
- Contractors will be selected in accordance with applicable local, state, and federal requirements.
- Property owners may not independently hire contractors for grant-funded work unless specifically authorized.

6. Access / Cooperation

If awarded, I/we agree to cooperate with the City, consultants, inspectors, architects, engineers, and contractors as needed, including providing reasonable access for:

- Site inspections
- Environmental review
- Historic Preservation / SHPO review
- Building Permits / Code Compliance
- Construction oversight
- Final inspections

I/We understand the project may also be subject to applicable labor standards and prevailing wage requirements if triggered.

7. Environmental Review Acknowledgement

I/We understand the proposed project may involve federal Community Development Block Grant (CDBG) funds and is therefore subject to environmental review and other applicable federal and state compliance requirements.

I/We acknowledge that no grant-funded work, no work included within the proposed grant project scope, and no other actions that could limit, alter, prejudice, or affect the environmental review process (“choice-limiting actions”) may begin until the City of Excelsior Springs provides written authorization to proceed.

Such restricted activities may include, but are not limited to:

- Construction or demolition
- Exterior alterations
- Site grading or excavation
- Permanent material purchases specific to the project
- Execution of construction contracts
- Structural modifications
- Removal of historic features or building elements
- Utility relocations tied to the proposed project scope

I/We further understand that routine maintenance, emergency repairs, and ordinary business operations unrelated to the proposed grant project may be permissible; however, because eligibility determinations are project-specific, I/we agree to consult with the City of Excelsior Springs prior to initiating any non-routine repair, renovation, or improvement activity on the property while the grant application and environmental review are pending.

I/We understand that unauthorized work undertaken prior to environmental clearance may jeopardize funding eligibility for the property or project.

8. Additional Documentation

I/We understand additional forms may be required later, including but not limited to:

- Proof of ownership
- Insurance documentation
- Tax certifications
- Easements / access agreements
- Match commitment verification
- Other grant compliance documents

9. Withdrawal Acknowledgement

I/We understand that withdrawing after application submission or award may negatively impact the overall project and funding structure.

10. Certification

I/We certify that I/we are the legal owner(s), or authorized representative(s), of this property and have authority to sign this commitment.

I/We further understand that inclusion of this property in the proposed project scope does not guarantee final inclusion in the application, project approval, funding award, or construction. Final participation remains subject to the City of Excelsior Springs approval, Missouri Department of Economic Development eligibility review, grant award, funding availability, environmental clearance, and final project feasibility.

Signature: _____

Printed Name: _____

Title: _____

Date: _____

RESOLUTION NO. 1660

A RESOLUTION OF SUPPORT BY THE CITY COUNCIL OF THE CITY OF EXCELSIOR SPRINGS, MISSOURI, AUTHORIZING THE SUBMISSION OF AN APPLICATION FOR FUNDING UNDER THE MISSOURI COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM – DOWNTOWN REVITALIZATION 2026 GRANT

WHEREAS, the City of Excelsior Springs is eligible to apply for funding through the Missouri Community Development Block Grant (CDBG) Program administered by the Missouri Department of Economic Development; and

WHEREAS, the City of Excelsior Springs proposes to apply for funding under the Downtown Revitalization 2026 Grant Program for activities that support revitalization efforts within the downtown district of Excelsior Springs, including improvements that support economic development, infrastructure, and community vitality to meet the national objective of elimination of slum and blight; and

WHEREAS, the maximum grant amount available under the Downtown Revitalization 2026 Grant Program is Seven Hundred Fifty Thousand Dollars (\$750,000.00); and

WHEREAS, the City of Excelsior Springs held a public hearing on May 18, 2026 to solicit citizen input on community development needs and to discuss the proposed submission of an application for funding under the Missouri Community Development Block Grant (CDBG) Program; and

WHEREAS, the CDBG Downtown Revitalization Program will assist with impactful improvement projects that may address and improve the conditions on the front and selected side facades of eligible buildings in the core downtown area, as well as code violations for commercial structures; and

WHEREAS, the City of Excelsior Springs is committed to encouraging revitalization through redevelopment; and

WHEREAS, the City Council finds that submission of the application is in the best interest of the citizens of Excelsior Springs and will promote the continued revitalization and economic vitality of the Downtown District.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EXCELSIOR SPRINGS, MISSOURI, AS FOLLOWS:

Section 1. The City Council hereby supports the submission of an application for funding under the Missouri Community Development Block Grant (CDBG) Program – Downtown Revitalization 2026 Grant.

Section 2. The City Council authorizes the City Manager, or her designee, to execute and submit all documents necessary for the application and administration of the grant on behalf of the City.

Section 3. The City Council affirms its commitment to the revitalization of the downtown area and to providing any required local match to meet the necessary requirements.

Section 4. This Resolution shall be in full force and effect from and after its passage.

THIS RESOLUTION PASSED AND APPROVED THIS 18TH DAY OF MAY, 2026.

Sonya Morgan, Mayor

ATTEST:

Shannon Stroud, City Clerk

REVIEWED BY:

Melinda Mehaffy, City Manager