



Barn Adaptation and Restoration Needs *Grant Program*

Overview:

The Barn Adaptation and Restoration Needs (BARN) Grant Program is designed to assist in the revitalization of old barns within the state to support and create new agritourism operations throughout Kansas.

Purpose:

The BARN grant program aims to preserve Kansas barns, reviving underutilized, vacant, or dilapidated structures while fostering new economic activity through agritourism ventures. These building grants are specifically designed to rescue barns from likely demolition or collapse and rehabilitate them into spaces conducive for new or expanding agritourism businesses.

The types of projects we are looking for with the BARN grant are those that will encourage people, particularly from out of state, to visit agritourism locations in Kansas. All projects should have an accountable tie to the tourism industry. The future uses of the barn, transformed through the BARN program, are not solely about preserving historical structures. Rather, they are about repurposing these spaces into vibrant hubs for agritourism activities, thereby injecting new life and economic opportunities into communities. Agritourism ventures capitalize on the appeal of agricultural experiences, offering visitors opportunities to engage with farming, local food production, and rural culture in immersive and educational ways.

Goals of BARN are:

- Spur economic growth in rural areas of Kansas
- Develop destination-based agritourism assets
- Enhance the visitor experience by preserving a significant aspect of Kansas's architectural history through the restoration and revitalization of its iconic barns.

Eligible BARN Applicants:

- Barns can be owned by Kansas residents, for-profit business, not-for-profit organizations, government agencies (cities, counties, townships, federally recognized Indian Tribes), Indian tribe or a consortium of Indian tribes, or



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institution of higher education or a consortium of institutions of higher education.

- Applicant must currently be a Registered Agritourism operator or have a qualifying plan to be a part of the Registered Agritourism Program after project completion. For program qualifications see, [Kansas Agritourism \(travelks.com\)](https://www.travelks.com)
- Barns must be located in Kansas
- Barns must have originally been constructed for the shelter of livestock and/or storage of farm equipment or agricultural products.
- Barns must be Fifty years old or older.
- Barn must retain a significant degree of historic character and material and be in need of substantial repair.
- Projects must show potential for reuse and revitalization as economic drivers in the community.

Award Information:

- A maximum of \$100,000 total will be awarded in this fiscal year.
- A maximum of \$25,000 may be granted to any single entity.

Application Timeline:

- Grant Opens: May 8th, 2024
- Application Deadline: July 31st, 2024
- Grant Awards Announced: September

All awarded projects must be completed within 24 months of awarded funding.

If there are additional dollars available after this round, a second and/or third round may be offered.

Application Procedures:

- Online applications can be found here: <https://www.travelks.com/travel-industry/programs-and-resources/grants/barn/>
- Questions and submission of additional documentation should be directed to Bridgette Jobe Kansas Tourism, 1000 SW Jackson St. Suite 100, Topeka, KS 66612. (785) 250-8253
- Applications that are incomplete or missing documentation will be returned to the applicant.

Funding:

- BARN is a 50/50 grant. Applicants must provide a minimum of 50% of the project's cost from leveraged assets.
- 50% of leverage funding may be in-kind contributions.
- Awarded projects will receive funding based on a schedule contingent upon meeting project milestones and deadlines.



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Any entity with an open, incomplete Barn Adaptation and Restoration Needs Grant may not apply for additional BARN grant funding. A grant is complete at the time all grant funds have been paid, all reports have been submitted, and the grant period has expired.

Leveraged Funds:

Leveraged funds may include cash, bank loans, bonds, sponsorships, federal grants, and in-kind contributions defined as donated goods or labor. Bookkeeping and organizational salaries do not qualify as in-kind. Documentation of in-kind contributions must show basis for which donated goods or labor are valued.

The awarded project may include funding from any state or federal source if there is no duplication of benefit. Examples include Community Development Block Grant, USDA Rural Development, State Historic Preservation Office programs or local Network Kansas programs. Proof of this award, via a letter from the awarding agency will be required for proof of match.

Unallowable Leveraged Funds:

- Cost incurred or funds expended prior to the start date of the grant contract
- Existing equipment, buildings, furnishings, or inventory that is currently owned.
- Post project costs such as normal operational expenses
- Debt refinancing
- Land or building acquired prior to the start date of the grant contract

Eligible Projects and Activities:

- Stabilization and repair of barns, including, but not limited to repairs and replacement of foundations, sills, walls, siding, flooring, structural framework, windows, doors, and roofs.
- Priority will be given to projects that retain and preserve the historic character of the barn by repairing rather than replacing historic materials; where materials are deteriorated beyond repair, the use of in-kind materials is strongly encouraged. Exceptions may be made on a case-by-case basis.
- Masonry, insulation, foundations, roofs and guttering, fire stairs, windows, doors, chimneys, walls, ceilings, floors, interior stairs, elevators, lighting and fixtures, electrical wiring, data and communication, wiring (not including equipment), HVAC systems and components, plumbing systems, fire suppression sprinkler systems, and ADA accessibility solutions. This list is not exhaustive. Project expenses not listed here are at the discretion of the Secretary of the Kansas Department of Commerce for eligibility under the grant.
- Barn owners may submit only one application for one project per year, even if they own multiple barns that would otherwise be eligible to participate in the program.
- A structural engineering report or letter from an architect must be provided showing that the building can be saved. ([The Kansas Barn Alliance](#) offers an evaluation grant to help pay for structural investigation)



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- Preliminary architectural drawings are required to support the scope of work. Written contractor quotes are sufficient for projects that do not require architectural drawings such as roofing.
- A letter of support from the local Destination Marketing Organization (DMO) should be included with the application

Ineligible Projects and Activities:

- Planning costs, such as condition assessments, structural investigations, and the preparation of architectural drawings will not be reimbursed and are not eligible for use toward the applicant's required match. ([The Kansas Barn Alliance](#) offers an evaluation grant to help pay for structural investigation)
- Work that is considered new construction, unless directly required to support the adaptive reuse of a barn as an agritourism venue. Any new construction must be approved in advance by Kansas Tourism.
- General upkeep or improvements (improvements should be supported through the organization's operating budget)
- Normal operating expenses (staff salaries, rent, phone, supplies, postage, photocopying or other expenses associated with the ongoing normal administrative functions)
- Professional services (architect and engineering fees), acquisition costs, or leasing contracts. This list is not exhaustive. Grant funds are to be utilized for the physical construction of the project.

Evaluation and Selection Process:

A committee will review all applications and make recommendations for grants.

The following criteria will be used to evaluate grant applications and determine grant awards.

- Extent to which the project aligns with the goals of the Kansas Tourism / Agritourism Program
- Enhancement of the visitor experience in Kansas
- Relative historic and cultural significance of the barn
- Urgency of the threat and need for repair
- Extent to which the project extends the useful life of the barn
- Extent to which the project leverages other sources of financial assistance
- Provisions provided for long-term preservation
- Readiness of the applicant to initiate and complete the project

The evaluation used to assess the Project's economic impact on tourism development will depend primarily on adequate documentation of the following criteria:

- Visitation
- Economic impact
- The unique quality of the project
- Integration and collaboration with other regional tourism resources and/or businesses
- Project Sustainability
- Budget



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- Availability to the traveler
- Management team
- Project planning and support

Applicants may be asked to meet with the Tourism Division Director and Grant Program Manager in person or by phone to further discuss the project for which the funds would be used before a decision is made by the Review Committee.

Disbursement of Grant Funds:

Awarded projects will be funded on the following schedule with the corresponding project milestones and deadlines. One or more site visits by Commerce staff will be arranged throughout the open grant period:

- 50% of the awarded amount when proof of commencement of construction is verified.
- 25% of the awarded amount when 50% of construction completion has been verified. Deadline: one year from contract signature date.
- 25% of the awarded amount when 75% of construction completion has been verified. Deadline: two years after contract signature date.

Projects that complete milestones ahead of deadlines will receive award payments once project updates, appropriate documentation, verification, and a site visit can be completed. The purpose of this funding mechanism is to ensure rapid progress to rehabilitate these buildings and provide assurance for local financial partners.

Progress will be evaluated through monthly project updates completed by the applicant, fiscal reports in June and December completed by the applicant, and site visits with Commerce staff throughout the project. These are all required to keep projects moving forward, resolve challenges as they arise, and ensure successful completion of the project.

Reports:

The Grantee will submit semi-annual reports to Kansas Tourism on the following dates: December 15 and June 15. Semi-annual reports must be submitted even if work on the project has not taken place during the reporting period. Failure to submit reports on a timely basis will result in a reduction in evaluation scoring for future requests for funding. The Final Report is due with the final payment reimbursement request.

Repayment of Grant Funds:

Kansas Tourism reserves the right to require non-complying grant recipients to pay back the previously awarded money within one year of contract end date.

For projects receiving funding to renovate barns, if the property is sold within (5) years of receiving the grant, the owner(s) will be required to refund a prorated amount of the grant to Kansas Tourism. The amount will be prorated based on date of sale.



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Department Recognition:

The Grantee must acknowledge Kansas Tourism as a sponsor of the Project.

Where applicable, use of the Kansas Tourism logo will need to be approved along with the following statement: "Funded in part by Kansas Tourism"

For assistance with the application or submission process contact Bridgette Jobe at (785) 250-8253 or Bridggete.lobe@ks.gov



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