E·C·G·R·A
ERIE COUNTY GAMING REVENUE AUTHORITY

Anchor Building Program

Grant Guidelines | Updated May 2026

IMPACT
NEIGHBORHOODS & LOCAL COMMUNITIES

Impact Area: Neighborhoods and Communities

To reinvigorate neighborhoods and man corridors, boost buy-local efforts, and combat blight.

Section I. Introduction & Purpose

About ECGRA

ECGRA was incorporated in February 2008 in the Commonwealth of Pennsylvania for the purpose of creating and administering a grantmaking process for gaming funds that come from the Pennsylvania Department of Revenue. An impact investor, ECGRA's mission is to elevate Erie County by galvanizing nonprofits and small business toward economic and community development. Since February 2008, ECGRA has invested more than $78 million in Erie County.

Purpose of the Funding

The Anchor Building Grant Program is an adaptive re-use funding program for heritage buildings. The program provides resources to enable 501 (c)(3) non-profits, municipalities, and municipal authorities to strengthen a community, neighborhood, or commercial district by redeveloping, enhancing, and preserving an underutilized or vacant building that has the potential to serve as a catalyst for greater investment and commercial or social activity.

Anchor buildings are most often historic buildings located in the heart of the community, and possess intrinsic historical, architectural, and/or cultural qualities that make places special or unique. Similarly, these buildings can be adaptively re-used due to the quality of original construction, location, and/or suitability for new uses. Unfortunately, communities find that these older buildings are difficult to re-use due to construction costs relative to modern building code requirements, lack of financial resources, or low appraisal values.

ECGRA funding can serve as a vital part of the financing structure to bridge the gap in capital needs, boost the real estate market, remove blight, assist in developing equity, and enhance the quality of place.

Goals of the Program

- To adaptively re-use historically, culturally, architecturally, and/or socially significant buildings
- To leverage private investment and create jobs
- To support small businesses and enhance the local tax base
- To bridge the funding gap common with older building re-use

Financials

- A funding bucket of $500,000
- A maximum request of $125,000 per application
- A minimum request of $25,000 per application
- A 1:1 cash match is required

Section II. Eligibility

Eligibility Criteria

- Applicant is an IRS-designated 501(c)(3), municipality, or a municipal authority
- Applicant's headquarters is located in Erie County
- Applicant is in good standing with the IRS and state and local taxing bodies
- Applicant is in good standing with ECGRA's reporting requirements to date
- Applicant must be current in payment of real estate taxes
- The building must be open to the public to the fullest extent possible.

Ineligible Organizations

- An airport or transportation facility
- A healthcare or long-term care facility
- A public safety organization or facility, including volunteer fire departments
- An institution that predominantly provides primary or secondary education/training
- Any organization that was part of the settlement agreement with ECGRA, entered into 12/13/10

Eligible Uses of Funds

- Project costs (grant and match) must relate to the adaptive re-use of the building and the goal of generating operating income and/or improving building performance.
- Aggregate professional services such as engineering, architectural, appraisal, historic preservation and environmental assessments are limited to 10% of the project total.
- Tax credit or development finance consultants
- Equipment and supplies
- Construction – **see Appendix for policy on prevailing wage**
- Outcomes measurement and impact tracking including post construction appraisal.
- Use of grant funds for expenses incurred prior to grant award is not permitted.

Ineligible Uses of Grant Funds

- Staff time, project administration
- Feasibility Studies, Masterplans, Concept Plans, Pre-Design
- Developer fees
- **Any grant or match work that is inconsistent with the spirit and intent of the Secretary of the Interior's Standards for the Treatment of Historic Properties:** https://www.nps.gov/subjects/taxincentives/secretarys-standards-rehabilitation.htm

Section III. Budget Form & Cash Match

Each application shall be complete in its entirety to be eligible. It will also demonstrate the following in the form of a budget:

- Requested amount from ECGRA **(a maximum of $125,000, minimum $25,000)**
- Your agency contribution in the form of cash (do not list in-kind)
- Other agency or funder contribution – include source, cash only
- Total project, programming, or event cost – cash only
- A 1:1 cash match. Existence of an endowment does not count toward match. Fundraising for a previous year's project, programming, or event does not count toward match.

The following are generally considered cash-match contributions:

- Cash contributed by your organization
- Equipment or supplies to be purchased by your organization for project, program, or event activities
- Grants from other government agencies or foundations (not gaming funds)

The following are generally considered in-kind contributions:

- Personnel time given to the project
- Person on loan from another organization
- Use of existing equipment or supplies
- Use of existing laboratory equipment or facilities
- Waived or unrecovered indirect cost amount
- Office space

Section IV. Approval Process & Terms

Application Assistance

Application for ECGRA grants shall be completed online at:

https://www.grantinterface.com/Home/Logon?urlkey=ecgra.

Program inquiries should be directed to:

Tom Maggio
ECGRA Grants Manager
(814) 897-2694
tmaggio@ECGRA.org

Grant Application Process

On-site inspection by ECGRA staff

All Anchor Building Program applicants must have building site visit conducted by ECGRA staff before submitting a proposal.

Receipt: Upon submission of the application and required supporting material, ECGRA staff, working with the ECGRA board of directors' review committee, will determine eligibility.
Review: The review committee will evaluate the application and determine if it meets the required parameters outlined by the board.
Approval: ECGRA's board of directors will receive funding recommendations from the review committee.
Notification: ECGRA will notify all applicants via email.

Contracting Process

Following approval by the ECGRA board of directors, the executive director will issue a letter of agreement to the grantee, which must be signed by an officer of the organization and returned within 30 days of the date of said letter. The agreement may detail additional requirements with which the grantee must comply, including but not limited to project audit, financial grant closeout report, maintenance of records, public relations, and any other information the board or staff deem relevant.

The grant contract agreement and any subsequent amendments will not be executed until all of the following have been resolved to the satisfaction of the executive director:

- The grantee must be in compliance with ECGRA's policies on audits relative to the submission of closeout reports on any previous contracts with ECGRA, regardless of the program or funding source.
- The grantee must provide all supplemental documentation requested by ECGRA.
- The grantee must be in compliance with IRS reporting standards.

- The grantee must be current in payment of all federal, state, and local taxes unless it has entered into an agreement satisfactory to the respective taxing authority and is fully in compliance with the terms thereof.
- The grantee must not discriminate against any employee or against any applicant for employment because of race, religion, color, handicap, national origin, age, or sex.

After the grant agreement has been fully executed and the proper documentation provided to ECGRA, payment to the grantee will be made by an electronic funds transfer or by check. ECGRA will provide 50% of the grant award upon execution of grant agreement. 50% of the award will be made upon **substantial completion*** of the project. ***Substantial Completion** is the stage when the work is sufficiently complete in accordance with the contract documents, enabling the owner to occupy or utilize the work for its intended use. (American Institute of Architects)

ECGRA will monitor the activities of the applicant and the grant contract agreement to ensure that the grantee fulfills the conditions of the grant. This may include a site visit or random audit of income and expenses. Upon request and as required by the agreement, the grantee must furnish ECGRA with all data, reports, contracts, documents, and other information relevant to the activities of the applicant.

Contract Terms

- Grant contracts for Anchor Building funding shall be for a period of 24 months.
- One option to extend the terms of the contract for a period of six months may be granted by ECGRA. Detailed, written justification for the contract extension shall be submitted to ECGRA for review and consideration.
- If the funds allocated to the applicant are not expended on or before the expiration of the grant contract, including the extension period, the unused portion of funds shall be returned to ECGRA.

Closeout Requirements

- All recipients of funds are required to submit an online closeout report at https://www.grantinterface.com/Home/Logon?urlkey=ecgra quantifying the progress toward accomplishing approved deliverables.
- Closeout reports are due no later than 30 days after the grant agreement expires.
- All grant recipients will be required to submit financial documentation as part of the online closeout report.
- **Non-compliance** with these requirements may prevent the grantee from obtaining funding or payment from any ECGRA grant program and/or funding from ECGRA's programmatic partners.
- If it is determined that the grantee provided any material misrepresentations or that funds were used for activities not permitted under the terms of the grant contract agreement, the grant contract agreement will be considered in default and immediate repayment will be demanded. In addition, the matter may be referred to the appropriate authorities for investigation.

Section V. 2025 Grant Schedule

- **May 15, 2026 –** ECGRA releases the **Anchor Building Program** Grant Application and Guidelines.
- **July 31, 2026** – Applications must be submitted by midnight.
- **September 17, 2026** – ECGRA's board of directors will make the final review and approve funding recommendations. *

***Date subject to change.**

Summary of Applicable Provisions of the

PREVAILING WAGE ACT
43 P.S. §§ 165-1 et seq
34 Pa. Code §§ 9.101 et seq

The Prevailing Wage Act (the "Act"), 43 P.S. §§ 165-1 et seq., and the various laws and regulations governing the Act apply to Public Works projects funded by the Erie County Gaming Revenue Authority ("ECGRA"). A Public Work is defined as including construction, reconstruction, demolition, alteration and/or repair work other than maintenance work, done under contract and paid for in whole or in part out of the funds of a public body where the estimated costs of the entire project exceed **$25,000**.

ECGRA fund recipients shall require their contractor, if any, and contractors shall agree to require their subcontractors, to comply with the Act and the associated laws and regulations issued pursuant thereto.

Wage rates paid workmen employed in the Work shall not be less than the rates determined in the applicable wage rate determination by the Secretary of Labor and Industry for the Commonwealth of Pennsylvania and no workmen may be employed in the Work except in accordance with the classifications in Secretary's determination.

The recipient of ECGRA funds shall be required to obtain the aforementioned public wage minimum rate determination prior to drafting project specifications or engaging in a contract with a contractor on a Public Work project.

Workmen employed or working in the Work shall be paid unconditionally, regardless of whether a contractual relationship exists or the nature of the contractual relationship. Payments shall be at least once a week and be the full amounts due at the time of payment, computed at the rates applicable to the time worked in the appropriate classification, without deduction or rebate, on any account, either directly or indirectly, except authorized deductions.

The contractor and each subcontractor shall post, for the entire period of construction, the wage determination decisions of the Secretary, including the effective date of changes thereof, in a prominent and easily accessible place or places at the site of the Work and at the places used by them to pay workmen their wages. The posted notice of wage rates shall comply with the requirements of the Pennsylvania Code, Title 34.

The contractor and subcontractor shall keep an accurate record showing the name, craft or classification, number of hours worked per day and the actual hourly rate of wage paid, including employee benefits, to each workman employed by him in connection with the Public Work. The record shall include deductions from each workman. The record shall be preserved for two (2) years from the date of payment and shall be open at reasonable hours to the inspection of ECGRA and to the Secretary of the Department of Labor and Industry or his authorized representatives.

Apprentices shall be limited to the numbers in accordance with a bona fide apprenticeship program registered with and approved by The Pennsylvania Apprenticeship and Training Council and only apprentices whose training and employment are in full compliance with the Apprenticeship and Training Act (43 P.S. §§ 90.1 – 90.10), as approved July 14, 1961, and the regulations issued thereto, shall be employed on the Public Work project. A workman using the tools of a craft who does not qualify as an apprentice shall be paid the rate predetermined for journeymen in that particular craft or classification.

Payment of compensation to workmen for work performed on a Public Work in a lump sum basis, or a piece work system, or a price certain for the completion of a certain amount of work, or the production of a certain result shall be deemed a violation of the Act and associated regulations, regardless of the resulting average hourly wage.

Each contractor and subcontractor shall file a statement each week and a final statement at the conclusion of the work with the recipient of ECGRA funds, under oath and in a form satisfactory to the Secretary of the Department of Labor and Industry, certifying that workmen have been paid wages pursuant to the contract and the Act, or if wages remain unpaid, to set forth the amount of wages due and owing to each workman respectively.

The provisions of the Act, and its associated regulations shall be incorporated by reference in each contract.

This document is provided solely for informational purposes only and is not for the purpose of providing legal advice. You should contact your attorney to obtain advice with respect to compliance with the Prevailing Wage Act. Use of this document does not create an attorney-client relationship between the user and legal counsel to ECGRA.