

after any federal grant has been applied, whichever is less, except that, at the discretion of the Board of Public Works, a grant may exceed 50 percent of the total cost of eligible work remaining unpaid if:

1. The value of property and improvements made available by the County equals or exceeds the amount of the State grant; and

2. No State funds have been used for the acquisition, construction, or maintenance of the public building to be converted; and

3. The State is not responsible for any bonded indebtedness in connection with the building. In no case may the State grant exceed \$200,000.

(iv) If, within 15 years after completion of conversion, a facility with respect to which funds have been paid under the provisions of this Act is sold or transferred to any person, agency, or organization that would not qualify as an applicant under the terms of the Act, or that is not approved as a transferee by the Board of Public Works, or if, within 15 years after completion of conversion, a facility with respect to which funds have been paid under the provisions of this Act ceases to be a public facility, then the State shall be entitled to recover from either the transferor or transferee or, in the case of a facility which has ceased to be a public facility, from the owner, an amount bearing the same ratio to the then current value (as determined by an agreement between the State and the transferor, transferee, or owner, or by an action brought in a court of competent jurisdiction) of so much of the facility as was converted with the assistance of a State grant under this Act, as the amount of the State participation bore to the total cost of conversion. When this amount has been determined, the Director of the Office on Aging shall give notice to the owner of the facility and shall provide an opportunity for a hearing at which the owner may present any reasons why a lien should not be imposed. At the conclusion of an hearing, the Director may issue an order declaring the amount determined to be due, and the amount shall constitute a lien upon the real property of the facility from the date of the order. The Director of the Office on Aging shall cause a notice of lien to be recorded among the land records of the political subdivision in which the facility is located. All funds recovered pursuant to this right of recovery shall be deposited in the Annuity Bond Fund and shall be applied to the debt service requirements of the State. The Board of Public Works may waive the State's right of recovery if it determines that there is good cause for releasing the transferor, transferee, or owner.

(c) The application shall be directed to the Director of the Office on Aging. When the Director has approved the project and project plans, the Director shall report the application to the Board of Public Works, describing the scope of