

## Commercial Redevelopment

The Commercial Redevelopment grant program assists communities in demolishing dilapidated commercial or industrial buildings and cleaning up brownfields. Redevelopment of previously used commercial sites into viable development sites contributes to the vitality and economy of the region.

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**Eligible Applicants:** Cities, townships, counties and tribal units of government within the agency's service area. Multi-organization collaboration is welcome.

**Eligible Projects:** Examples include demolition of dilapidated commercial or industrial buildings and cleaning brownfields. Abatement expenses are eligible and considered a component of the demolition project.

**Ineligible Projects:** K-12 school districts and post-secondary education institution projects.

**Funding:** The Commercial Redevelopment grant program is funded at \$750,000 for FY2020. The agency requires a 1:1 match per project. Projects must begin within six months and completed within 12 months of the award.

### Evaluation Criteria (100 points)

Top priority is given to urgent health and public safety concerns.

1. **Job creation. (20 points)**
  - Describe job creation or retention, if any that will result from this project. (See Minnesota Statute 298.22 subd. 13).
2. **Development. (20 points)**
  - Enables new development (agreement in place).
  - Potential for new development (no agreement in place).
3. **Economic impact. (25 points)**
  - Wages and benefits.
  - Total project investment.
4. **Project readiness and timeliness. (10 points)**
  - Applicant and partner funding is secured.
5. **Removes blight. (10 points)**
6. **Aligns with community's comprehensive plan. (5 points)**
  - If the project aligns with the community's comprehensive plan that portion of the plan should be highlighted and uploaded.

7. **Program funding has not been awarded in the past two fiscal years, to include the current fiscal year. (5 points)**
8. **Project serves an underserved community/population. (5 points)**
  - Minority.
  - Geography.
  - Economic status.

## **Application Process and Review**

Applications are accepted July 1 through July 29, 2019. All eligible applications received during this time period are reviewed and scored according to the evaluation criteria. Grants are awarded to the most competitive applications. Applications submitted after July 29, 2019 through the end of the agency's fiscal year (June 30, 2020) may be awarded on a rolling basis subject to meeting minimum scoring criteria and subject to the availability of remaining program funds.

Applications are reviewed by a team and evaluated and scored on an individual basis. Grant program administrators do not score applications for their respective program.

Project funding is subject to the Commissioner's final approval. The project must meet objectives, priorities and policies established by the Commissioner.

Notify grant program administrator of any changes to application after final submittal.

## **Application Checklist**

- Project narrative:**
  - Narrative must address evaluation criteria.
  - Describe how matching fund requirements will be met.
- Certified engineering estimates.**
- Pre-demolition photographs.**
- Developer business plan (if applicable).**
- New development information including certified engineering estimates and architectural drawings.**
- Letter of intent from lending institution (if applicable).**
- Resolution authorizing applicant to apply for and accept funds.**
- Document of compliance with Minnesota Historical Society procedures for treatment of historical sites (if applicable).**
- Other documentation to support the application.**

## **Additional Information**

- The agency reserves the right to require signage/logo acknowledging financial assistance from the Department of Iron Range Resources & Rehabilitation. Details are outlined in the grant agreement.

- Awarded projects must meet the Minnesota Prevailing Wage Statutes and the agency's board policy as stated in the grant agreement.
- Project information is subject to the Minnesota Data Practices Act, Minnesota Statute Chapter 13.
- Upon receiving a grant award, if the grant award is over \$175,000, it must be publicly bid. The contractor is required to be licensed and insured.
- A progress report is required if grant period exceeds 12 months.
- A site visit may be conducted by an authorized representative of the agency.
- A final report is required before final payment including photographs of restored site, job creation/retention and matching funds.
- Demolition CANNOT begin prior to execution of the grant contract.
- If a grant is awarded, the grantee may be required to make additional documentation available that includes: MPCA Intent to Demolition Form, utilities disconnect form, assurance of hazardous waste removal, current tax statement for property, and commitment letter for matching funds.