Residential Redevelopment

Residential Redevelopment grants assist with the demolition of residential structures. Projects must reach the objective of eliminating blight, improving property maintenance, promoting health and safety or encouraging economic development. **Homeowners interested in applying should contact their municipality.**

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**Eligible Applicants:** Cities, townships, counties and tribal governments within the agency’s service area. For profit businesses are ineligible.

**Eligible Structures:** Single-unit residential homes, residential duplex, residential multi-unit structures, garages, sheds and barns. Dilapidated cabin removal may be eligible if redevelopment plan to build new is in place. Structures must be located within a residential zone.

**Ineligible Structures:** Examples include but are not limited to commercial buildings or structures with insurance policy coverage.

**Building Regulations:** Property owner/contractor shall be responsible for demolition compliance in accordance with all federal, state and local regulations and laws. For demolition permits or to follow the proper procedures in removing and disposing of demolition waste, please contact your local solid waste officer or the Minnesota Pollution Control Agency (MPCA).

**Funding**
- Funded at $775,000 for FY2023.
- A maximum of $3 per building square foot, or 75% of demolition costs including basements, whichever is less.
- For a 1 ½ story house, the second floor will be calculated at 80% of the first-floor square footage or actual size, whichever is less.
- Decks and levels above the second floor are not to be included in the square footage.

**Diversity, Equity & Inclusion**
- The Department of Iron Range Resources & Rehabilitation works to improve economic opportunities in support of diversity, equity and inclusion in our service area.
- Diverse populations served by this program include economically distressed communities, tribal nations, Black, indigenous and people of color (BIPOC), veterans, low to moderate income neighborhoods and disabled individuals.
- Additional points are awarded to projects that serve a diverse population as listed above or utilize state certified Targeted Group (TG), Economically Disadvantaged (ED) area or Veteran-Owned (VO) vendors.

**Evaluation Criteria (100 points)**
Grants are awarded to the highest scored applications using the following criteria. All evaluation criteria must be addressed in the project narrative.
1. Redevelopment use. (25 points)
2. Project readiness and timeliness. (20 points)
3. Removes blight. (20 points)
4. Program funding has not been received in the prior 12 months. (10 points)
5. Urgent public health and safety issues. (10 points)
6. Diversity, equity and inclusion. (10 points)
   - Project incorporates a state certified targeted group, economically disadvantaged area or veteran owned vendor.
   - Project serves an underserved community/population.
   - Diverse populations that include:
     - BIPOC.
     - Tribal nations.
     - LGBTQI.
     - Disability status.
     - Veterans.
     - Geographic.
7. Job creation and retention. (5 points)
   Describe how the project supports job creation or retention, if any that will result from this project. (Minnesota Statute 298.22 subd. 13)

Application Checklist
- Project narrative.
  - Narrative must address evaluation criteria.
- Two written quotes for demolition must be submitted for each structure to be demolished by a contractor.
  - The contractor must be licensed and insured.
- Resolution authorizing applicant to apply for and accept funds.
  - List specific properties on resolution.
- Required documentation.
  - Property owner application and sketch.
  - Release of liability.
  - Pre-demolition photographs.
- Historic preservation requirements.
  - If your project is listed in or located on the National Register of Historic Places and/or the State Register of Historic Places (specific to public buildings and landmarks), it must be submitted to the State Historic Preservation Office (SHPO) for review and the response letter uploaded to your application.
  - Contact the State Historic Preservation Office with questions at 651-201-3287.
- Other documentation to support the application.

Application and Award Process
- Application process.
  - Applications must be submitted through the FLUXX grants portal.
  - A short pre-application is required to determine eligibility of project.
A full application will be available in FLUXX once eligibility is determined.

- **Application deadline.**
  - Applications are accepted July 1, 2022 through May 31, 2023 on a rolling basis subject to the availability of program funds.
  - Notify grant program administrator of any changes to application after final submission.

- **Application review.**
  - Initial review is completed by the grant program administrator for eligibility and application requirements.
  - Eligible applications are subject to a competitive review process. They are evaluated and scored based on the evaluation criteria by a minimum of three reviewers.
  - Grant program administrators do not score applications for their respective program.
  - Applications must meet the minimum required score in order to be recommended for funding.
  - Grant program administrator finalizes recommendations based on the completed evaluations, past performance of grantee and availability of program funds.

- **Application award.**
  - Grants are awarded to the most competitive applications.
  - Applicants will be notified by email within 30 days following application review.
  - Grant award is subject to the Commissioner’s final approval and must meet objectives, priorities and policies established by the Commissioner.

**Grant Outcome Expectations**

- Demolition CANNOT begin prior to execution of the grant contract.
- Once a grant has been awarded, the following items are required prior to reimbursement:
  - Itemized invoices for demolition costs.
  - Itemized invoices for disposal costs, if applicable.
  - Post-demolition photographs.
  - Asbestos inspection invoice.
  - Asbestos removal invoice.
- Upon receiving a grant award, the grantee may be required to make additional documentation available that includes:
  - MPCA Intent to Perform a Demolition Form.
  - Asbestos inspection report.
  - Asbestos removal report.
- 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.
- Spending for project expenses within the agency’s service area is encouraged.

**Reporting Requirements**

- A progress report is required if grant period is to exceed 12 months and annually thereafter.
- A site visit may be conducted by the program administrator.
- A final report is required before final payment.
- A close out acknowledgement form may be required if there is a grant balance remaining.
Public Information
• All application information submitted is presumed to be public information pursuant to the Minnesota Data Practices Act, Minnesota Statute Chapter 13.